

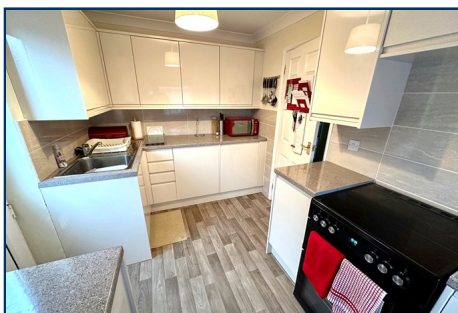


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Hurley Road, Worthing, WestSussex, BN13 2PA

A 2 BED SEMI-DET BUNGALOW WITH FEATURE SOUTH GARDEN IN POPULAR LOCATION

- Two Bedrooms
- South Facing Lounge
- Double Aspect Feature Kitchen
- South Facing Conservatory
- Bathroom/WC
- Double Glazing
- Gas heating
- South Secluded Rear Garden

£359,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached bungalow in a popular area of Salvington. The accommodation features covered entrance, south facing lounge, 18' south facing conservatory, contemporary feature kitchen and modern bathroom. Outside there is south facing rear garden offering a good deal of seclusion and a well maintained front garden. Other features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door to -

ENTRANCE HALL

Meter cupboard, coved and flat ceiling, hatch to roof space with pull down ladder, built-in storage cupboard with shelving and cupboard over.

SOUTH FACING LOUNGE - 3.96m x 3.12m (13' x 10' 3")

Double glazed window, radiator, electric fire, TV point, coved and flat ceiling, double glazed door leading to -

SOUTH FACING CONSERVATORY - 5.66m x 3.18m (18' 7" x 10' 5")

Double glazed windows and sliding patio doors leading to the secluded South facing rear garden, feature wood effect flooring, power and light.

MODERN FITTED FEATURE KITCHEN - 3.35m x 2.24m (11' x 7' 4")

Excellent range of units comprising inset stainless steel single drainer sink unit with mixer tap with cupboards under and eye level cupboards over, roll top work surface adjacent with eye level cupboards over, integrated freezer, concealed washing machine, further roll top work surface with integrated fridge, eye level cupboards over, space for cooker with cupboards and work surface either side, attractive part tiled walls, coved and flat ceiling, double glazed window and double glazed door giving access to the side of the property.

BEDROOM ONE - 3.51m x 3.15m (11' 6" x 10' 4")

Double glazed window, radiator, coved and flat ceiling.

BEDROOM TWO - 3.48m x 2.31m (11' 5" x 7' 7")

Double glazed window, radiator, coved and flat ceiling.

BATHROOM/WC

White suite comprising bath with shower unit and screen,

pedestal wash hand basin, low level WC, wood effect laminate flooring, heated towel rail, attractive fully tiled walls, frosted double glazed window, flat ceiling with spotlights.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property being South Facing and offering a good degree of seclusion, mainly laid to lawn with raised flower and shrub borders, paved area to the front and the side, garden shed, further area at the side with gate leading to the drive and front garden.

FRONT GARDEN

Laid mainly to lawn with raised shrub borders, garden path leading to the front door, shingle area to one side.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.