

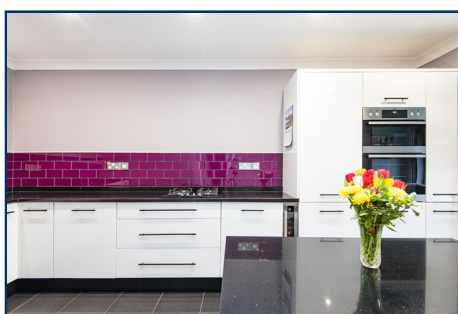
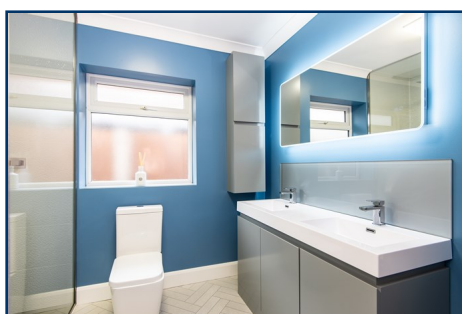


**IAN WATKINS**  
Estate Agents

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Findon Road, Findon Valley, Worthing, West Sus, BN14 0AT

## **A STUNNING EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW IN FINDON**

- Three Bedrooms
- L-Shaped Kitchen/Family Room
- Stunning Shower Room
- Feature Garden Room
- Double Glazing
- Gas Central Heating
- Ample off Road Parking
- Viewing Recommended

**OFFERS OVER £485,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this stunning three bedroom semi-detached bungalow in the popular area of Findon Valley, Worthing. The accommodation features spacious entrance hall, feature 27' L-shaped kitchen/family room and stunning modern shower room. Outside, the rear garden is low maintenance and boasts a versatile feature garden cabin providing a comfortable fully carpeted room with power, heat and lighting. The front of the property has a large driveway providing ample parking. Further features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door to

### **SPACIOUS ENTRANCE HALL**

Frosted double glazed window, feature tiled floor, radiator, cupboard housing meters.

### **L-SHAPED KITCHEN/FAMILY ROOM - 8.23m x 5.56m (27' x 18' 3")**

Maximum measurements. Excellent range of modern fitted units comprising inset sink unit with mixer tap and cupboards and drawers under, integrated dishwasher, four ring gas hob with drawers under, integrated fridge/freezer, integrated double AEG oven, pull out larder style unit, coved and flat ceiling with down lights, double glazed skylight, feature tiled floor, radiator.

Family area has feature tiled floor, vertical radiator, coved and flat ceiling. Two sets of double glazed doors leading to the rear garden.

### **BEDROOM ONE - 3.35m x 3.35m (11' x 11')**

Measurements into double glazed bay window, radiator, coved and flat ceiling.

### **BEDROOM TWO - 3.25m x 3.07m (10' 8" x 10' 1")**

Double glazed window, radiator, coved and flat ceiling.

### **BEDROOM THREE - 3.18m x 3.05m (10' 5" x 10')**

Skylight, coved and flat ceiling, double glazed window, radiator.

### **SHOWER ROOM**

Stunning shower room with full width step in shower with shower screen with over head shower, feature tiled walls and tiled floor, double wash hand basin with cupboards under, heated towel rail, low level W.C, wall mounted medicine cabinet, fitted mirror, coved and flat ceiling.

## **OUTSIDE**

### **REAR GARDEN**

Feature rear garden laid to artificial turf on two levels, steps up to second level.

Side area of the garden is concreted, outside water tap and gate leading to the front of the property.



Rear Garden

### **FEATURE GARDEN ROOM - 5.23m x 3.76m (17' 2" x 12' 4")**

Carpeted, electric heater, power and light, double glazed double doors and windows.

### **FRONT GARDEN**

Mainly laid to pebbles with a concrete hardstanding to the front providing parking for several cars.

**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.