

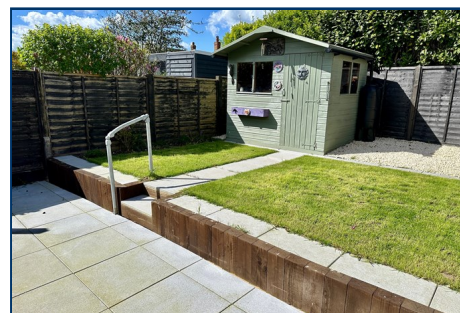


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Brendon Road, Worthing, West Sussex, BN13 2PT

**A 2 BED SEMI-DETACHED BUNGALOW IN FAVOURED AREA WITH GARAGE**

- Two Bedrooms
- 18'2 South Facing Lounge
- 10'3 Kitchen
- Bathroom & Sep WC
- Double Glazing & Gas Heating
- Secluded Rear Garden
- Driveway & Garage
- No Onward Chain

**£305,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow in the favoured area of Salvington, close to local shops, bus routes, library, requiring modernisation. The accommodation features South facing living room, kitchen, small lean-to, bathroom and separate WC. Outside there is a secluded rear garden, private driveway leading to the garage and front garden. Further features include gas heating, double glazing and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

#### **DOUBLE GLAZED FRONT DOOR TO -**

#### **L SHAPED ENTRANCE HALL**

Built-in storage cupboards with meters, radiator, linen cupboard with radiator and slatted shelving, wall mounted thermostat control, radiator.

#### **SOUTH FACING LIVING ROOM - 5.54m x 3.66m (18' 2" x 12')**

Double glazed window which is South facing with views down the road, two radiators, textured ceiling.

#### **KITCHEN - 3.12m x 2.64m (10' 3" x 8' 8")**

Comprises inset single drainer 1 1/2 bowl sink unit with mixer tap, cupboards under and eye level cupboards over, roll top work surface adjacent with cupboards under and eye level cupboards over, wall mounted Baxi gas fired boiler which supplies domestic hot water and central heating, space for washing machine, fridge/freezer and cooker, part tiled walls, radiator, textured ceiling, half glazed door leading to -

#### **SMALL DOUBLE GLAZED LEAN-TO - 2.72m x 1.42m (8' 11" x 4' 8")**

Double glazed windows, power, double glazed door leading to the rear garden.

#### **BEDROOM ONE - 4.14m x 3.68m (13' 7" x 12' 1")**

Double glazed window overlooking the secluded rear garden, radiator, textured ceiling.

#### **BEDROOM TWO - 2.87m x 2.64m (9' 5" x 8' 8")**

Double glazed South facing window, radiator, flat ceiling.

#### **BATHROOM**

Comprising bath with attachment, pedestal wash hand basin, part tiled walls, frosted double glazed window.

#### **SEPARATE WC**

With low level suite, frosted double glazed window.

#### **OUTSIDE**

#### **REAR GARDEN**

The rear garden is a pleasant feature of the property, being secluded, paved patio to the front, lawned area to the middle and further patio area to the rear, garden shed.

#### **PRIVATE DRIVEWAY WITH GATES TO FURTHER DRIVE LEADING TO -**

#### **GARAGE**

With up and over door.

#### **FRONT GARDEN**

Laid to lawn with borders.

**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.