

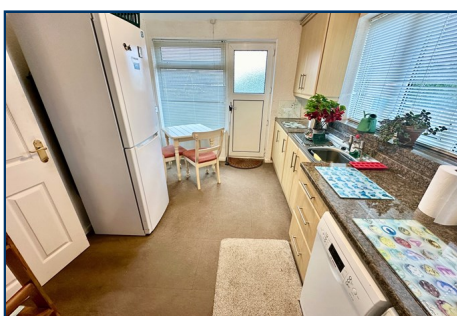


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Moorfoot Road, Worthing, West Sussex, BN13 2EY

**A 2 BEDROOM SEMI-DET BUNGALOW WITH SECLUDED SOUTH FACING REAR GARDEN**

- Two Double Bedrooms
- South Facing Lounge
- 13'6" Kitchen/Breakfast Room
- Double Glazed
- Gas Heating
- Private Driveway for 2/3 cars
- Secluded South Facing Rear Garden
- No Ongoing Chain

**£334,995 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. The accommodation features South facing lounge, kitchen/breakfast room, bathroom and separate WC. Outside there is a South facing rear garden, front garden and private driveway. Further features include double glazing, gas heating and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door to -

### **ENTRANCE PORCH**

Double glazed windows, double glazed door to -

### **ENTRANCE HALLWAY**

Meter cupboard, coved and textured ceiling, radiator, hatch to roof space with pull down ladder, wall mounted central heating thermostat control.

### **SOUTH FACING LOUNGE - 4.75m x 3.33m (15' 7" x 11')**

South facing double glazed window overlooking the front garden, double radiator, coved and textured ceiling, wall mounted coal effect electric fire.

### **KITCHEN/BREAKFAST ROOM - 4.11m x 2.72m (13' 6" x 9')**

This room is double aspect with double glazed windows and double glazed door giving access to the secluded South facing rear garden. Comprising single drainer stainless steel sink unit with cupboards under, roll top work surface either side with cupboards and drawers under and cupboards over, space and plumbing for washing machine, space for dishwasher, space for cooker and tall fridge/freezer, space for breakfast table, radiator, part tiled walls, textured ceiling.

### **BEDROOM ONE - 4.17m x 3.51m (13' 8" x 10' 10")**

Double glazed window, radiator, coved and textured ceiling, built-in cupboard with shelving.



### **BEDROOM TWO - 3.33m x 2.72m (11' x 9')**

Double glazed window, radiator, coved and textured ceiling.

### **BATHROOM**

Comprising white suite with Mira Sprint electric shower and shower screen, pedestal wash hand basin, radiator, mirrored medicine cabinet, frosted double glazed window, part tiled walls.

### **SEPARATE WC**

With low level suite, radiator, part tiled walls, frosted double glazed window.

### **OUTSIDE**

#### **SOUTH FACING REAR GARDEN**

The rear garden is South facing and offers a good degree of seclusion with a patio area to the front, gravelled area with borders and garden shed to the rear, small decked area, garden gate giving access to the side and front of the property.

#### **FRONT GARDEN**

The front garden is laid to lawn with flowering plant and shrub borders.

#### **PRIVATE DRIVEWAY AND PAVED AREA ALLOWING OFF ROAD PARKING FOR 2/3 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.