

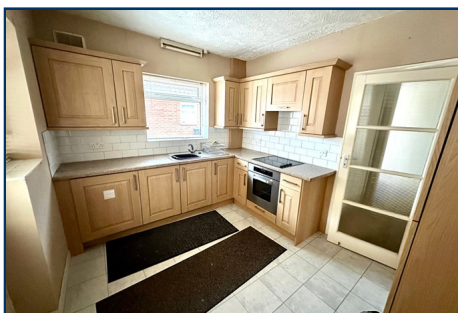


**IAN WATKINS**  
Estate Agents

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Melrose Close, Worthing, West Sussex, BN13 1NY

**A 3 BED SEMI-DET BUNGALOW IN QUIET CLOSE IN FAVOURED FIELD PLACE AREA**

- Three Bedrooms
- 16' Lounge
- Utility Area
- Modern Shower Room/WC
- Gas Heating & Double Glazing
- Sun Room
- South Facing Rear Garden
- Long Private Driveway & Garage

**£399,950 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached bungalow in the favoured Field Place Area, close to local shops at The Strand, close to doctors surgery and railway station. The accommodation features spacious entrance hall, lounge, sun room, double aspect kitchen, utility room and modern shower room/WC. Outside there is a South facing rear garden, front garden and a large private driveway and garage. Further features include gas heating, double glazing and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

**DOUBLE GLAZED FRONT DOOR TO -**

**SPACIOUS ENTRANCE HALL**

Radiator, coved and textured ceiling, linen cupboard housing gas fired combi boiler which supplies domestic hot water and central heating, hatch to roof space with pull down ladder, meter cupboard.

**LOUNGE - 4.88m x 3.48m (16' x 11' 5")**

Double glazed windows, fitted gas fire with tiled fire surround, radiator, radiator, coved and textured ceiling, serving hatch to the kitchen, double glazed doors leading to -

**SUN ROOM**

Windows and door leading to the South facing rear garden.

**DOUBLE ASPECT KITCHEN - 3.53m x 2.74m (11' 7" x 9')**

Double glazed window, comprises inset single drainer stainless steel sink unit with cupboards under, work top surface either side with cupboards under and eye level cupboards over, integrated fridge, fitted oven and hob with concealed extractor over, further roll top work surface with cupboards and drawers under and eye level cupboards over, tall larder style unit, hatch to lounge, area for tall fridge/freezer, double glazed door to -

**UTILITY ROOM**

With plumbing for washing machine, gate giving access to the side and driveway, door giving access to the South facing rear garden.

**BEDROOM ONE - 3.73m x 3.48m (12' 3" x 11' 5")**

Double glazed windows, radiator, coved and textured ceiling.

**BEDROOM TWO - 3.56m x 3.35m (11' 8" x 11')**

Double glazed windows, radiator, coved and textured ceiling.

**BEDROOM THREE/DINING ROOM - 2.62m x 2.46m (8' 7" x 8' 1")**

Double glazed windows, radiator, coved and textured ceiling.

**MODERN SHOWER ROOM/WC**

Comprising corner shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, tiled walls, tiled floor, double glazed frosted windows.



**OUTSIDE**

**SOUTH FACING REAR GARDEN**

The rear garden is South facing with a good degree of seclusion, mainly laid to lawn with mature trees and shrubs, patio area, greenhouse.

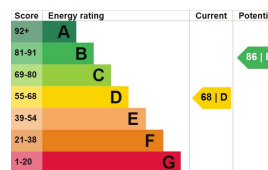
**FRONT GARDEN**

Laid mainly to lawn.

**LONG PRIVATE DRIVEWAY LEADING TO -**

**GARAGE**

With up and over door



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.