



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Plantation Close, Worthing, West Sussex, BN13 2AG

TWO BEDROOM SEMI DETACHED BUNGALOW IN FAVOURED LOCATION

- Two Bedrooms
- 16'6 Lounge
- Modern Kitchen
- Sun Lounge
- Double Glazing & GFCH
- Private Driveway & Garage
- No Onward Chain
- Viewing Recommended

£359,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this charming two-bedroom semi-detached bungalow located in the sought-after Offington Borders area. The property boasts a welcoming entrance porch, a spacious 16'6" lounge, a modern kitchen, a sun lounge, a shower room, and a separate W.C.

The outside area features a West-facing rear garden and a private driveway that can accommodate three to four cars, along with a garage. Additional features include double glazing and gas central heating. This property is offered with no onward chain, and viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE PORCH

Further double glazed front door to -

ENTRANCE HALL

Meter cupboard with cupboard over, radiator, wall mounted central heating thermostat control, hatch to roof space with pull down ladder.

LOUNGE - 5.03m x 3.2m (16' 6" x 10' 6")

Fitted gas fire with tile surround, radiator, double glazed window, coved and textured ceiling.

KITCHEN - 3.66m x 2.79m (12' x 9' 2")

Modern range of units comprising inset double drainer stainless steel sink unit with mixer tap and cupboards under, space for washing machine, tall unit housing Baxi gas fired boiler supplying domestic hot water and central heating, roll top work surface with a range of cupboards and drawers under and eye level cupboards over, space for cooker, tall larder style unit, space for tall fridge / freezer, part tiled walls, double glazed window, double glazed door giving access to a rear lobby area with a spacious walk in storage cupboard with shelving, double glazed door providing access to the side and rear garden.

SUN LOUNGE - 3.05m x 1.98m (10' x 6' 6")

Power, double glazed windows overlooking the rear garden.

BEDROOM ONE - 3.66m x 3.18m (12' x 10' 5")

Measurements include full width range of fitted wardrobes, double glazed window overlooking the rear garden, radiator, coved and textured ceiling.

BEDROOM TWO - 3.05m x 2.79m (10' x 9' 2")

Fitted wardrobe, radiator, double glazed window, coved and textured ceiling.

SHOWER ROOM

Corner shower cubicle with shower unit and hand rail, wash hand basin with cupboards and drawers under, frosted double glazed window, heated towel rail, tiled walls.

SEPARATE W.C

Low level suite, frosted double glazed window.

OUTSIDE

REAR GARDEN

Shaped paved garden with inset and surround plant and shrub borders, crazy paved area at the side with a garden gate to a further area which could be ideal for an extension subject to planning.

FRONT GARDEN

Large private driveway with off road parking for three or four cars, plant and shrub borders.

GARAGE

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.