This spacious Detached House is situated at the end of a tree lined quiet Cul De Sac with wonderful views over open fields. The property is arranged over two floors, on the Ground Floor there is an Entrance Hall with access to the modern Cloakroom, modern fitted Kitchen with integral appliances and the Lounge / Dining Room with UPVC double glazed patio doors leading to the pitched roof Conservatory which offers lovely views and access to the rear garden. On the First Floor there are three generous size Bedrooms, two of which overlook the rear garden and open fields and a modern fitted Bathroom. Further benefits include UPVC double glazing, gas fired central heating and ample storage space throughout. Outside to the Rear is a secluded Garden which is mainly laid to patio with an area of lawn and a Detached Timber Shed with the benefit of power and light. To the Front is a Driveway which provides off road parking for several vehicles leading to the Garage which also has the benefit of power, lighting and access to the rear garden. Viewing highly recommended.

30 Wentworth Close, Barnham, Bognor Regis, West Sussex, PO22 0HS
£359,999 | Freehold
Entrance

Entrance Hall
Doors to the lounge / dining room, kitchen, cloakroom and door to a deep storage cupboard with power and lighting. Stairwell to the first floor landing. Radiator. Telephone point.

Cloakroom
Dual aspect UPVC double glazed windows. Close coupled W.C and inset wash hand basin with mixer taps over and cupboard space below. Radiator. Tiled splash back.

Kitchen
Front aspect UPVC double glazed windows with lovely views over the front gardens and a tree lined street view and a side aspect UPVC double glazed door. Modern fitted kitchen with one and a half bowl stainless steel sink unit with mixer taps over with a filtered water tap system and drainer to the side. Range of wall and base units with roll top work surfaces and tiled splash back. Integrated 'eye level' double oven and electric hob with extractor fan over. Con sealed fridge, freezer, washing machine and dishwasher. Recess ceiling lights.

Conservatory
Triple aspect UPVC double glazed conservatory with a self cleaning pitched roof and special anti-glare and heat resistant roof with wonderful views and access to the rear garden. Two radiators. Benefit of power and lighting.

First Floor Landing
Side aspect UPVC double glazed windows. Doors to all the bedrooms and bathroom. Further doors to a deep storage cupboard with fitted shelving and the deep airing cupboard housing the boiler (recently serviced) and the hot water cylinder with ample slatted shelving. Access to the loft space with the benefit of a drop down ladder, insulation, power, lighting and fully boarded.

Bedroom One
Front aspect UPVC double glazed windows with views over the tree lined quiet road. Range of built in wardrobes with hanging and shelving space. Radiator. Television point. Telephone point.

Bedroom Two
Rear aspect UPVC double glazed windows with views over the rear garden and open fields. Radiator. Television point. Telephone point.

Bedroom Three
Rear aspect UPVC double glazed windows with views over the rear garden and open fields. Radiator. Television point.

Bathroom

Outside
Rear
Totally secluded low maintenance garden. Mainly laid to patio with a grassed area garden and attractive flower border. Gated access to both sides leading to the front. UPVC double glazed door to the garage. Outdoor security lights and tap.

Detached Timber Shed
Located at the rear of the garden with benefit of power, light and fuse board.

Front
Low maintenance front garden. Mainly laid to lawn with a patio area. Gated access leading to the side and rear.

Driveway
Driveway providing off road parking for several vehicles leading to the garage. Gated access leading to the rear garden. Up and over door with the benefit of power and light. Side aspect UPVC double glazed windows and a UPVC double glazed door to the rear garden