



IAN WATKINS

Estate Agents

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DECEPTIVELY SPACIOUS 3 BED DET BUNGALOW WITH FEATURE WEST REAR GARDEN

- Three Bedrooms
- 14'9" Lounge
- Modern Fitted Kitchen
- Conservatory
- Double Glazed & Gas Heating
- Secluded West Rear Garden
- Driveway with Off Road Parking
- NO ONWARD CHAIN

£329,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this deceptively spacious three bedroom detached bungalow in favoured and quiet area, close to local shops, bus services, primary schools and library with no onward chain. The accommodation features spacious entrance hall, lounge, modern fitted kitchen, conservatory and bathroom/WC. Outside there is a secluded West facing rear garden and off road parking at the front for several cars. Further features include double glazing and gas heating.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door to -

SPACIOUS ENTRANCE HALL

Meter cupboard, radiator.

LOUNGE - 4.5m x 2.95m (14' 9" x 9' 8")

Double glazed double doors leading to the feature secluded West Facing rear garden, double radiator, TV point, textured ceiling.

MODERN FITTED KITCHEN - 3.05m x 2.54m (10' x 8' 4")

Excellent range of white fronted units comprising inset single drainer stainless steel sink unit with mixer tap with cupboards under, space and plumbing for washing machine and tumble dryer, wall mounted Worcester gas fired boiler which supplies domestic hot water and central heating, roll top work surface with cupboards and drawers under and eye level cupboards over, gas cooker point and space for cooker, space for tall fridge/freezer, fitted cupboard with shelving, part tiled walls, tiled floor, double glazed door giving access to -



CONSERVATORY - 3.35m x 2.44m (11' x 8')

Double glazed with power and light, double glazed door giving

access to the secluded West facing rear garden.

BEDROOM ONE - 4.14m x 3.05m (13' 7" x 10')

Double glazed windows, radiator, textured ceiling.

BEDROOM TWO/DINING ROOM - 3m x 2.97m (9' 10" x 9' 9")

Double glazed window, radiator, textured ceiling, overhead storage cupboard.

BEDROOM THREE - 3.33m x 2.13m (10' 11" x 7')

Double glazed window, radiator, textured ceiling.

BATHROOM/WC

Comprising white suite with Mira electric shower unit, shower curtain and rail, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window, fitted linen cupboard with shelving.

OUTSIDE

SECLUDED WEST FACING REAR GARDEN

The rear garden is a particular feature of the property, offering a high degree of seclusion, mainly laid to lawn with raised flower, plant and shrub borders, small paved patio area, access at one side of the bungalow via a garden gate to the front.

FRONT

The front garden has been brick inlaid and allows off road parking for several 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.