



IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Plantation Close, Worthing, BN13 2AG

TWO BEDROOM SEMI DETACHED BUNGALOW IN FAVOURED LOCATION

- Two Bedrooms
- 15'6 Kitchen Breakfast Room
- 16'4 Lounge
- Shower Room
- Double Glazing & GFCH
- Private Driveway
- Garage
- Viewing Recommended

£369,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to present this attractive two-bedroom semi-detached bungalow, ideally situated in the highly sought-after Offington area. This well-appointed home boasts a bright and spacious lounge, a generous kitchen/breakfast room, and a modern shower room. Outside, you'll find a beautifully maintained rear garden and a low-maintenance front garden. Further benefits include double glazing throughout, a private driveway, and a detached garage. Viewing is strongly advised to appreciate all this property has to offer.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Radiator, built in cloaks cupboard with cupboard over, hatch to roof space.

LOUNGE - 4.98m x 3.2m (16' 4" x 10' 6")

Attractive marble fire surround with an electric log style burner and brick hearth, double glazed window, T.V point, radiator, coved and textured ceiling.

KITCHEN BREAKFAST ROOM - 4.72m x 2.79m (15' 6" x 9' 2")

Triple aspect with an excellent range of units comprising one and a half bowl single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards and drawers under, space and plumbing for washing machine, radiator, eye level cupboards two being glass fronted, integrated fridge/freezer, further roll top work surface with cupboards and drawers under, fitted four ring gas hob with concealed extractor over, fitted oven with cupboards under and over, tall larder style unit, part tiled walls, space for breakfast table, double glazed windows and double glazed door providing access to the rear garden.

BEDROOM ONE - 3.66m x 3.2m (12' x 10' 6")

Double glazed window, radiator, coved and textured ceiling.

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

Built-in wardrobe, double-glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

Comprising of corner shower cubicle with shower unit, pedestal

wash hand basin, low level W.C, radiator, tiled walls, frosted double glazed window.

OUTSIDE

REAR GARDEN

Pleasant feature of the property and arranged for ease of maintenance, lawned with borders, paved patio area, side area with greenhouse, garden shed, outside water tap and gate providing access to the front and driveway.

FRONT GARDEN

Arranged for ease of maintenance, private driveway allowing parking for several cars leading to -

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.