



**IAN WATKINS**  
Estate Agents

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**A 2 BED SEMI-DET BUNGALOW IN FAVOURED LOCATION WITH NO ONGOING CHAIN**

- Two Bedrooms
- 24'4" Lounge/Dining Room
- Modern Fitted Kitchen
- Bathroom & Separate WC
- Double Glazed & Gas Heating
- West Facing Rear Garden
- Driveway & Garage
- No Ongoing Chain

**£425,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are very pleased to offer for sale this two bedroom semi-detached bungalow in the favoured location of Tarring, close to local shops, doctors surgery and bus routes. The accommodation spacious entrance hall, through lounge/dining room, conservatory/sun room, modern fitted kitchen, bathroom and separate WC. Outside features front and West facing rear gardens, driveway and garage. Further features include gas heating, double glazing and no ongoing chain. Internal viewing highly recommended.

Accommodation in brief comprises:

#### **DOUBLE GLAZED FRONT DOOR TO -**

#### **ENTRANCE PORCH**

With tiled floor, further glazed panelled door to -

#### **SPACIOUS ENTRANCE HALL**

With coved and textured ceiling.

#### **THROUGH LOUNGE/DINING ROOM - 7.42m x 3.3m (24' 4" x 10' 10")**

Double glazed windows, two radiators, wooden fire surround with electric fire, coved and textured ceiling, double glazed door leading to -

#### **CONSERVATORY/SUN ROOM - 5.08m x 1.78m (16' 8" x 5' 10")**

Double glazed windows, radiator, power, double glazed door giving access to the patio and rear garden.

#### **BEDROOM ONE - 4.78m x 3.51m (15' 8" x 11' 6")**

Measurements into double glazed bay window. Range of fitted mirrored wardrobes, radiator, coved and textured ceiling.

#### **BEDROOM TWO - 2.74m x 2.26m (9' x 7' 5")**

Double glazed window, radiator.

#### **KITCHEN - 3.78m x 2.44m (12' 5" x 8')**

Excellent range of modern white fitted units comprising inset 1 1/2 bowl sink unit with cupboards under, roll top work surface either side with cupboards and drawers under, space for dishwasher, space and plumbing for washing machine, fitted oven with cupboards over and under, fitted hob with concealed extractor over, further roll top work surface with cupboards under and cupboards over, recessed cupboard with space for tall fridge/freezer, part tiled walls, double glazed window, double glazed door giving access to -

#### **REAR LOBBY**

Door leading to a storage cupboard, double glazed door giving access to the rear garden.

#### **BATHROOM**

Comprising white suite with bath with telephone style shower attachment and further shower fitment, curtain and rail, pedestal wash hand basin, radiator, fully tiled walls, linen cupboard with slatted shelving and radiator.

#### **SEPARATE WC**

With low level suite, double glazed frosted window.

#### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn with borders, crazy paved patio area.

#### **DRIVEWAY LEADING TO -**

#### **GARAGE**

With up and over door.

#### **WEST FACING REAR GARDEN**

The rear garden is part paved and part lawn with flower, plant and tree borders.

**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.