



IAN WATKINS
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TWO BEDROOM DETACHED BUNGALOW IN DESIRABLE AREA WITH DOUBLE GARAGE

- Two Bedrooms
- Ensuite Shower Room
- 18'9 Lounge
- 11'3 Kitchen
- Double Glazing & GFCH
- Private Driveway
- Double Garage
- No Chain

£550,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this two-bedroom detached bungalow for sale, located in the sought-after area of High Salvington. While the property would benefit from some modernisation, it boasts fantastic potential. The accommodation includes a spacious 18'9 lounge that flows into an 11'6 dining area, a generously sized kitchen, and an en-suite shower room attached to the master bedroom.

The property is surrounded by a secluded rear garden, offering plenty of privacy, along with a front garden featuring a private driveway that leads to a double-width garage. Additional highlights include double glazing, gas central heating, and the added convenience of no onward chain. Viewing is recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door to -

SPACIOUS ENTRANCE HALL

Radiator, hatch to roof space with pull down ladder, coved and textured ceiling, built in cupboard, airing cupboard with hot water tank and slatted shelves.

LOUNGE - 5.72m x 3.71m (18' 9" x 12' 2")

Double aspect with double glazed window and double glazed sliding patio doors providing access to the side and rear garden, stone fire place with wooden mantel, fitted coal effect gas fire (not tested), two radiators, coved and textured ceiling, arch to the -

DINING ROOM - 3.51m x 3.45m (11' 6" x 11' 4")

Double glazed window, radiator, coved and textured ceiling, door to -

KITCHEN - 3.43m x 3.05m (11' 3" x 10')

Also accessible from the hallway, the space features a sink with storage cupboards beneath, adjacent worktop surfaces with additional cupboards and drawers below and eye-level cupboards above. Another worktop area provides further storage options with cupboards and drawers beneath and overhead units. Space is allocated for kitchen appliances, and a wall-mounted gas boiler serves domestic hot water and central heating needs. The walls are partially tiled, and a double-glazed window, along with a double-glazed door, offers access to the rear garden.

BEDROOM ONE - 3.99m x 3.51m (13' 1" x 11' 6")

Double aspect with double glazed windows, radiator, coved and textured ceiling, two built in wardrobes with hanging rail and

shelving over, door to -

EN-SUITE SHOWER ROOM

Shower, wash hand basin, low level W.C, part tiled walls, frosted double glazed window and textured ceiling.

BEDROOM TWO - 3.51m x 3.45m (11' 6" x 11' 4")

Double glazed window, radiator, built in double wardrobe, coved and textured ceiling.

BATHROOM

Bath with twin handgrips, pedestal wash hand basin, low level W.C, part tiled wall and frosted double glazed window.

OUTSIDE

REAR GARDEN

Requiring some clearing of overgrown plants and shrubs the garden offers a good degree of seclusion and surrounds the property.

FRONT GARDEN

Lawned with large trees and shrubs.

DRIVEWAY

Leading to double garage.

DOUBLE WIDTH GARAGE - 5.66m x 4.93m (18' 7" x 16' 2")

Electric up and over door, meters and fuse board, power and light.



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.