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- DETACHED BUNGALOW
- TWO LOFT SPACES/ROOMS
- 17FT LOUNGE 19FT KITCHEN
- GARAGE & OFF ROAD PARKING
- 23FT CONSERVATORY
- SOLAR PANELS & AIR CONDITIONING



**90 Ivydore Avenue**  
Worthing BN13 3JH

**Guide Price £425,000**

A superb opportunity to acquire this 2 bedroom detached bungalow situated in the desirable location of Salvington, close to local amenities and public transport. Accommodation comprises an entrance porch, 17ft1 South facing lounge, 18ft7 kitchen breakfast room, utility room, conservatory, two double bedrooms and a family bathroom. There are also two loft spaces/rooms. Other benefits include gas fired central heating and double glazing. Externally there are mature gardens to the rear and a block paved driveway to the front providing off road parking for several cars. Early viewings are strongly advised.

**Entrance Porch** 8' 1" x 5' 5" (2.46m x 1.65m)

Accessed via double glazed front door. Leaded light double glazed window to the side. Window to the front. Door to

**Lounge** 17' 1" into box window x 12' 0" (5.20m x 3.65m)

Double glazed box window to the side. Window to the rear. Double panel radiator. Picture rail.

**Hallway** 22' 1" x 3' 0" (6.73m x 0.91m)

Storage cupboard with stain glass window to the side. Single panel radiator.

**Kitchen/Breakfast Room** 18' 7" x 9' 4" (5.66m x 2.84m)

Double glazed, double opening doors to the conservatory. Double glazed window to the rear. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards including a glass fronted display cabinet. Fitted double over. Hob with stainless steel and glass extractor unit above. Space and plumbing for a dishwasher. Space for fridge freezer. Single panel radiator. Inset ceiling spot lights.

**Utility room** 8' 7" x 6' 0" (2.61m x 1.83m) *Plus door recess*

Double glazed door and window to the side. Work top and storage cupboards. Additional walk in storage cupboard. Space and plumbing for a washing machine. Space for tumble dryer.

**Bedroom 1** 12' 5" x 10' 9" (3.78m x 3.27m)

Double glazed, half bay window to the front. Single panel radiator.

**Bedroom 2** 10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed, half bay window to the front. Single panel radiator.

**Family Bathroom** 8' 9" x 5' 2" (2.66m x 1.57m)

Tiled room with two double glazed windows to the side. Corner bath with wall mounted shower unit over. Low level WC. Pedestal wash hand basin. Heated towel rail. inset ceiling spot lights.

**Conservatory** 22' 9" x 9' 3" (6.93m x 2.82m)

Double glazed sliding door to the rear garden. Double glazed windows to three sides.

**Loft space 1** 9' 7" x 7' 9" (2.92m x 2.36m)

Veluxe style double glazed window to the side. Eaves Storage cupboards. Shelving.

**Loft space 2** 12' 7" x 7' 0" (3.83m x 2.13m) *Plus 5' 0 x 3' 2*

Double glazed window to the rear. Eaves storage space. Inset ceiling spot lights.

**Garage**

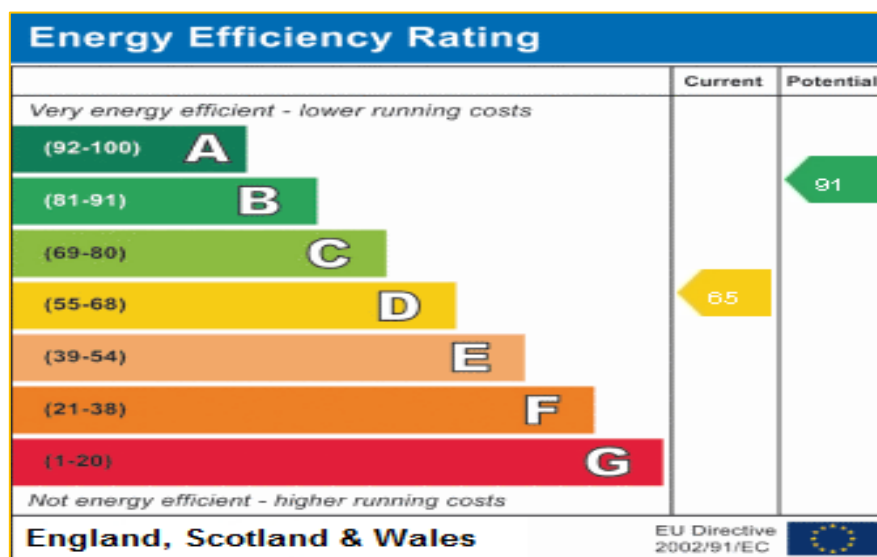
Up and over door. Door to the side giving access to the rear garden.

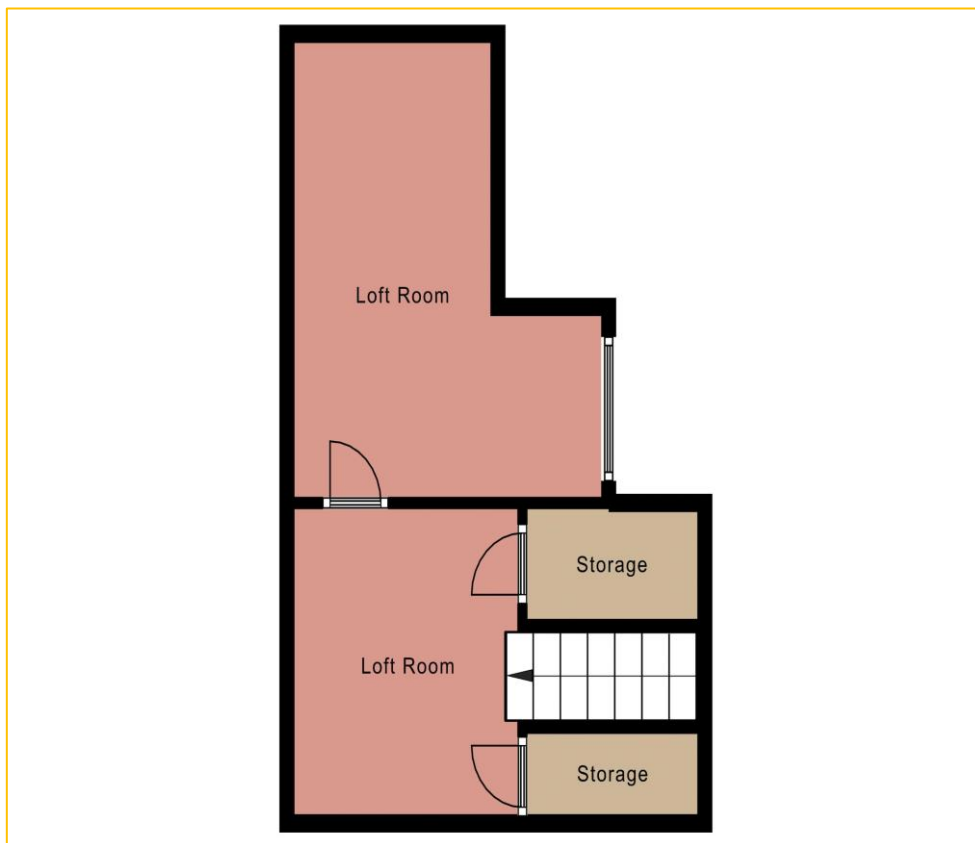
**Rear Garden**

Enclosed with Mature trees and bushes, an area of lawn and a paved patio area.

**Front garden**

Mainly block paved providing of road parking for several cars.





**traditional values** modern thinking