



8 Frobisher Way, Worthing, BN12 6EU
Offers In Excess Of £500,000

and company
bacon
Estate and letting agents



We are delighted to offer this beautifully presented two bedroom detached bungalow to the market. Internally the accommodation briefly comprises of two double bedrooms, modern fitted bathroom, sizable lounge dinner with access onto lean too extension. A true feature is the modern fitted kitchen. Externally you have a driveway to the front for multiple cars. The rear garden boasts a southerly/east aspect and access to a detached garage.

- Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Bathroom
- Sizable Rear Garden
- Driveway For Multiple Cars
- Gas Fired Central Heating
- Detached Garage
- Viewing Highly Recommended





Entrance Porch

Tiled flooring. Lighting. Door leading to;

Entrance Hall

LVT flooring throughout. Radiator. Loft access with pull down ladder. Access to cupboard housing meters.

Lounge/Diner

5.88m max x 4.71m max (19'3" max x 15'5" max) LTV flooring throughout. Two original sash windows. Two radiators. Feature log burner with bespoke tiled surround. TV and Telephone point. Spotlights.

Lean to

radiator. Glazed window and door providing access to rear garden.



Kitchen

3.21m x 2.69m (10'6" x 8'9") LTV flooring throughout. Modern fitted kitchen with a range of matching and wall base units. Mahogany worktops. Integrated appliances including dishwasher, washing machine, four ring induction hob with extractor hood above, double oven and a microwave. Inset sink with drainer. Double glazed window. Radiator. Spotlights throughout.

Bathroom

Tiled flooring throughout. Fully tiled walls. Bespoke vanity sink unit with drawers below. Low level W/c. Tiled bath unit with waterfall shower above. Two frosted double glazed windows. Door with access to storage cupboard. Spotlights throughout.



Bedroom One

4.24m x 4.15m (13'10" x 13'7") Carpeted throughout. Two Radiator. Feature bay with double glazed window. Two built in cupboards. Built in double wardrobe. TV point. Ceiling mounted air purifier

Bedroom Two

3.35m x 3.23m (10'11" x 10'7") LTV Flooring throughout. Radiator. Double glazed window. Built in storage cupboard.

Outside;

Rear Garden

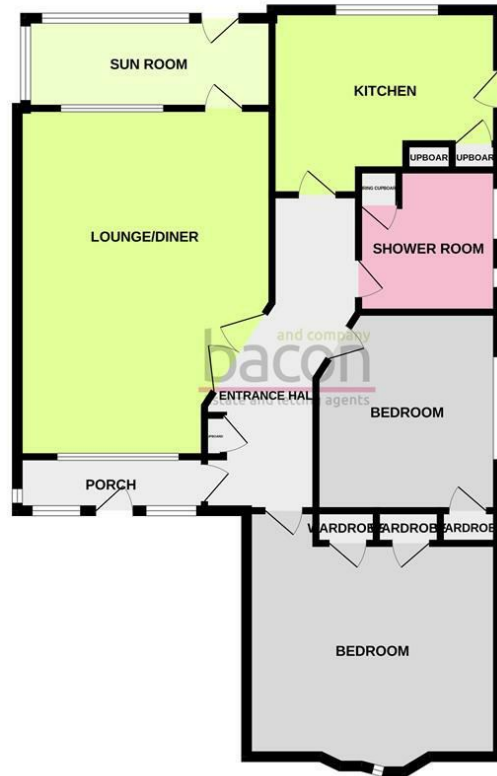
South/East aspect. Mainly laid to lawn with hard stand area for seating. Access to enclosed side garden laid with AstroTurf. Access to Detached garage with up and over door with power and lighting.

Front Garden

stone laid driveway with parking for multiple cars.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

