



2 Derwent Drive, Worthing, BN12 6LA
Guide Price £400,000



A three double bedroom detached bungalow located within both a popular road and area of Goring. Accommodating briefly comprises; entrance hall, lounge/dining room, kitchen, three double bedrooms and a bathroom with separate WC. Externally the home offers a front garden with off road parking, a private rear garden and a garage. Benefits include gas fired central heating, double glazed windows and is being sold chain free. Viewing recommended.

- Detached Bungalow
- Three Bedrooms
- South Facing Lounge
- Private Rear Garden
- Off Road Parking
- Goring Location
- Chain Free
- Viewing Recommended





Entrance Hall

Accessed via a double glazed door. Three storage cupboards, one housing the boiler. Access to loft. Thermostat. Radiator.

Lounge/Dining Room

6.45m x 3.58m (21'2 x 11'9)
Three double glazed windows. Radiator. Gas fireplace. Serving hatch through to kitchen.

Kitchen

3.40m x 2.16m (11'2 x 7'1)
Fitted kitchen comprising; one and a half bowl single drainer sink unit with mixer taps and cupboard below. Areas of roll top work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated oven and four ring gas hob with extractor over. Space for washing machine and under counter fridge and freezer. Double glazed window and door

providing side access to front and rear gardens. Part tiled walls.

Bedroom One

4.09m x 3.10m (13'5 x 10'2)
Double glazed window. Radiator.

Bedroom Two

3.25m x 2.82m (10'8 x 9'3)
Double glazed sliding door leading to rear gardens. Radiator.

Bedroom Three

3.12m x 2.44m (10'3 x 8')
Double glazed window. Radiator.

Bathroom

Fitted suite comprising; tiled bath with electric shower over. Pedestal wash hand basin with mixer taps. Double glazed window. Radiator. Tiled walls. Extractor fan.

Separate WC

Close coupled WC. Double glazed window.

Externally

Front Garden

Laid to lawn with block paving to provide off road parking for several cars.

Rear Garden

Mainly laid to lawn with patio area. Feature pond. Shrub borders to the rear. Fenced to three sides. Shed. Access to garage.

Garage

5.21m x 2.64m (17'1 x 8'8)
Accessed via an up and over door. Power and lighting. Electric meters. Door to rear garden.

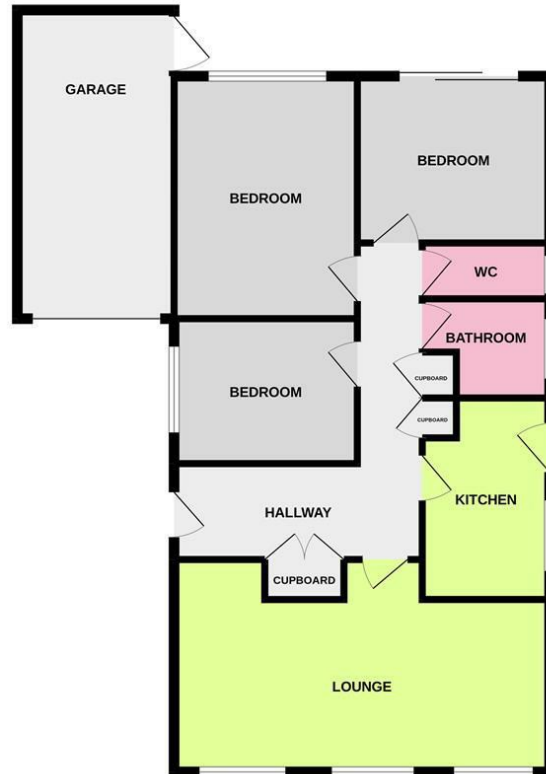
Council Tax

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Estate and letting agents

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			83
(69-80) C		65	
(55-68) D			
(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.

