



2 Raglan Avenue, Worthing, BN13 2AW
Offers In Excess Of £300,000



A two bedroom detached bungalow located in popular residential location. This home is available chain free and with the accommodation briefly comprising, entrance porch, entrance hall, South facing lounge, kitchen, two bedrooms and bathroom/Wc. Externally there is a front and rear gardens, private drive and garage. Viewing recommended.

- Detached Bungalow
- Two Bedrooms
- Chain Free
- Popular Durrington
- South Facing Lounge
- Private Driveway & Garage
- Gas Central Heating





Double glazed front door opening to

Porch

2.79 x 1.79 (9'1" x 5'10")

Double glazed windows and front door opening to

Entrance Hall

Cloaks cupboard. Radiator.

Living Room

5.23 x 3.43 (17'1" x 11'3")

South facing double glazed window and double glazed window to side. Radiator. Stone surround fireplace and wooden mantle. Wall light point.

Kitchen

2.58 x 3.67 (8'5" x 12'0")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Space for 3 under counter appliances. Space



for cooker. Matching wall cupboards. Recessed cupboard. Wall mounted heating control. Radiator. Double glazed window and door to side.

Bedroom One

3.87 x 3.51 (12'8" x 11'6")

Double glazed window. Radiator.

Bedroom Two

3.93 x 2.44 (12'10" x 8'0")

Fitted double wardrobe. Access hatch to loft space. Double glazed door with windows either side opening to the rear garden. Radiator.

Bathroom/Wc

2.32 x 1.49 (7'7" x 4'10")

Wood panelled bath with shower attachment, pedestal wash and basin and low level flush Wc. Double glazed window. Part tiled walls. Radiator.

Front Garden

Laid to lawn with path to front door.



Rear Garden

Paved patio, lawn and borders. Greenhouse. Double glazed door to garage.

Private Driveway

Providing off road parking. Outside tap.

Garage

Timber door and double glazed personal door to rear garden.

Required Information

Council tax band:

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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 misdescription. The services, systems and appliances shown have not been tested and no guarantee is given 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	85	
(69-80) C		
(55-68) D	55	
(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.



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