



118 Palatine Road, Worthing, BN12 6JN
Asking Price £375,000

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Recently refurbished two bedroom semi-detached bungalow located within walking distance of local shops, schools, train station and bus routes. This well-presented bungalow briefly comprises of; two double bedrooms, a south aspect living room with a door leading to a small patio area and front garden, a modern bathroom suite, recently fitted kitchen, sun room, generously sized secluded garden. Externally the property benefits from; off road parking and garage. The property is offered chain free.

- Semi-Detached Bungalow
- Two Double Bedrooms
- Sun Room
- Driveway & Garage
- Kitchen & Bathroom Re-fitted in 2022
- Boiler & Radiators replaced in 2022
- Large Secluded Garden
- Beautifully Presented
- CHAIN FREE





Entrance Hall

Access via double glazed door with inner entrance porch. Radiator. Storage cupboard. Access to loft space.

Lounge

4.80 x 3.09 (15'8" x 10'1")

South aspect living room. Carpet. Levelled ceiling with pendant light. Radiator. Door leading to patio area and front garden.

Kitchen

3.04 x 2.81 (9'11" x 9'2")

Recently fitted kitchen with ample worktop space. Range of cupboards and drawers with matching wall units. Space for free standing Fridge/Freezer. Under counter space for washing machine and dishwasher. Built in double oven and 5 ring gas hob. Combination boiler. Single drainer sink with mixer tap. Double aspect via glazed window and door leading to;

Sun Room

5.94 x 1.98 (19'5" x 6'5")

Generous space allowing for dining room furniture or additional lounge space. Hard flooring. Door leading to garden. Side door leading to driveway.

Bedroom One

4.18 x 3.11 (13'8" x 10'2")

Double bedroom. Carpet. Radiator. Levelled ceiling with pendant light. Glazed window to sun room. Space for freestanding wardrobe.

Bedroom Two

4.32 x 2.81 (14'2" x 9'2")

Double bedroom. Carpet. Levelled ceiling with pendant light. Radiator. Built in wardrobe space with hang rail and shelf above, space for additional freestanding storage. South aspect via glazed bay window.

Bathroom

1.96 x 1.88 (6'5" x 6'2")

Recently fitted modern bathroom suite. Fully tiled. P-shaped bath with overhead mixer tap shower on riser rail and glass screen. Obscured glazed window. Heated towel rail. Toilet and wash hand basin unit providing cabinet space.

Outside;

Driveway

Shared driveway. Off road parking. Leading to garage.

Garage

Access via up and over door. Side door giving access to rear garden.

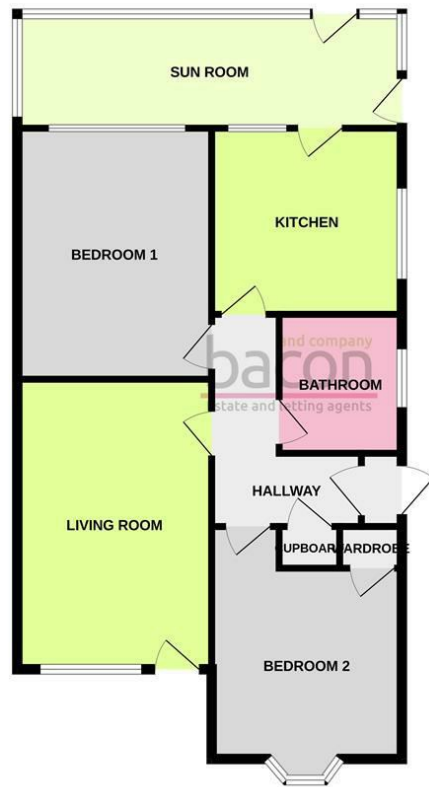
Garden

Generous sized private garden. Mostly laid to lawn with patio area. Well established hedging to the rear of the garden. New fencing in 2024. Access to garage.

Front Garden

South aspect which is mainly laid to lawn.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(69-80) C	71	78
(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.



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