



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



8 Kinfauns Drive

, Worthing, BN13 3BL

Guide price £550,000

Freehold Council Tax Band F



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Whilst being in need of modernisation and refurbishment, this elevated position within one of Worthing's premier roads is sure to inspire any budding DIY enthusiast who wished to put their mark on this substantial detached bungalow with double garage.

Situated in Kinfauns Drive, just around the corner from the new micro pub and occasional visit from the pizza van, this three bedroom bungalow is ideally located within this quiet cul-de-sac.

In brief the accommodation comprises entrance porch, entrance hall, double aspect lounge, three good sized bedrooms, kitchen/breakfast room, family bathroom, family shower room, front and rear gardens, double garage and off road parking.

Other benefits include scope for further improvements, gas central heating and double glazing.

Being located in Kinfauns Drive, local shops can be found nearby. The property is ideally located with good access to A24 and A27, and country walks through the South Downs National Park.

The garden is overgrown, therefore we ask any potential viewers to wear appropriate footwear (no heels or flip flops).

Entrance porch  
5'2 x 5'7 (1.57m x 1.70m)

Spacious entrance hall  
22'4 x 6'3 (6.81m x 1.91m)





Double aspect bay fronted lounge  
with pleasing out  
18'9 x 14'5 (5.72m x 4.39m)

Kitchen/breakfast room  
15'7 x 9'5 (4.75m x 2.87m)

Bedroom one  
13'8 x 16'1 (4.17m x 4.90m)

Bedroom two  
15'6 x 10'1 (4.72m x 3.07m)

Bedroom three  
12'2 x 14'3 (3.71m x 4.34m)

Family bathroom  
9'5 x 9'8 (2.87m x 2.95m)

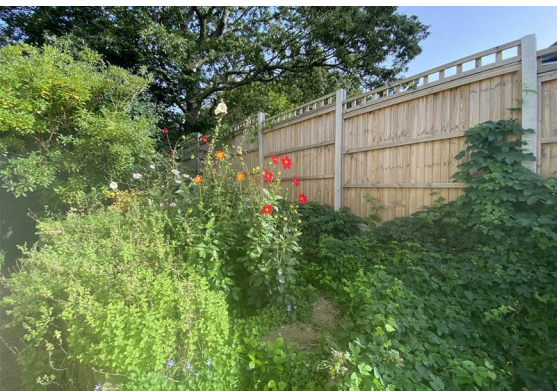
Family shower room  
6'6 x 6'2 (1.98m x 1.88m)

Large elevated West facing front  
garden

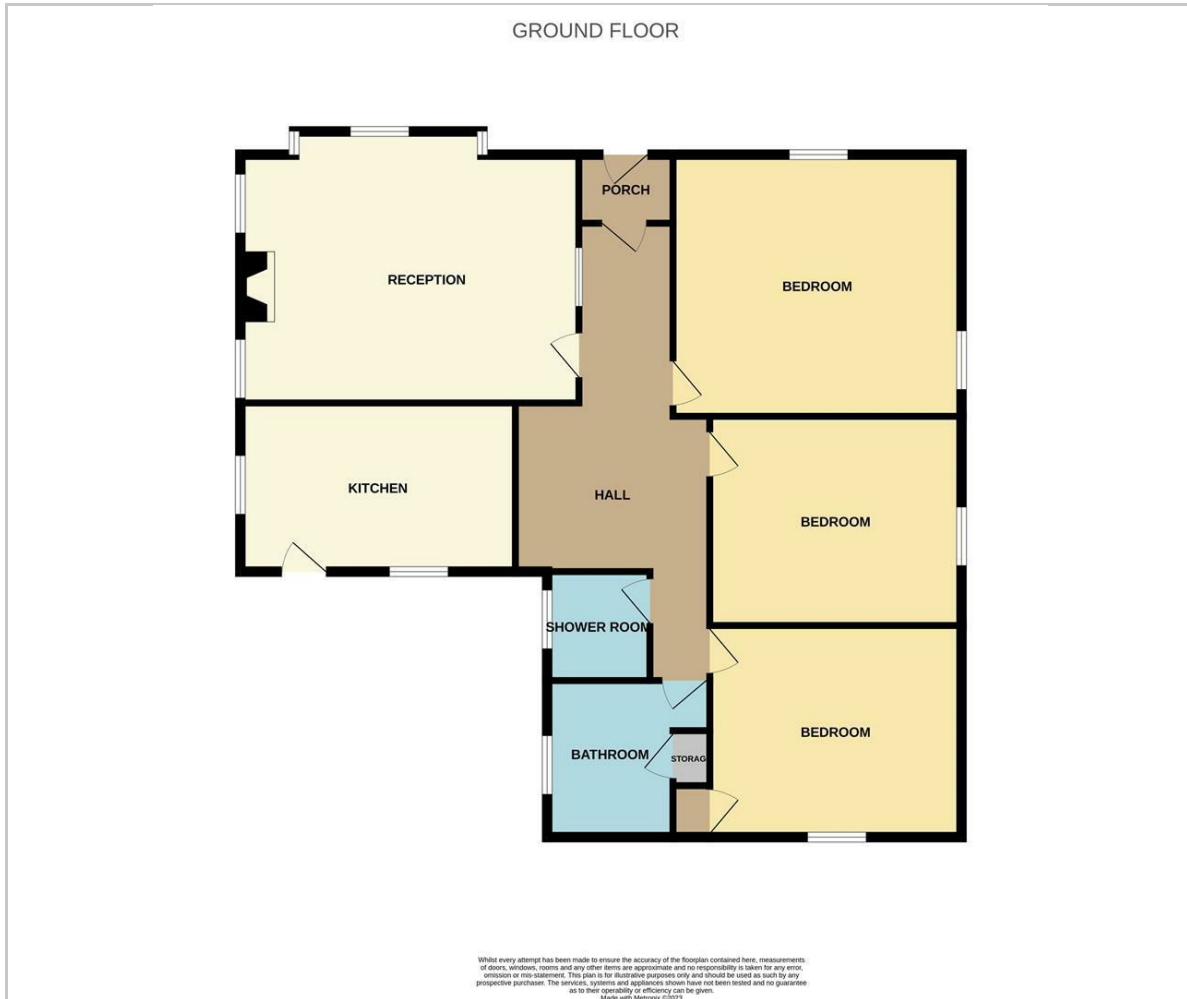
Brick block paved off road parking

Double garage  
15'3 x 18'5 internal (4.65m x  
5.61m internal)

Paved rear garden



## Floor Plan

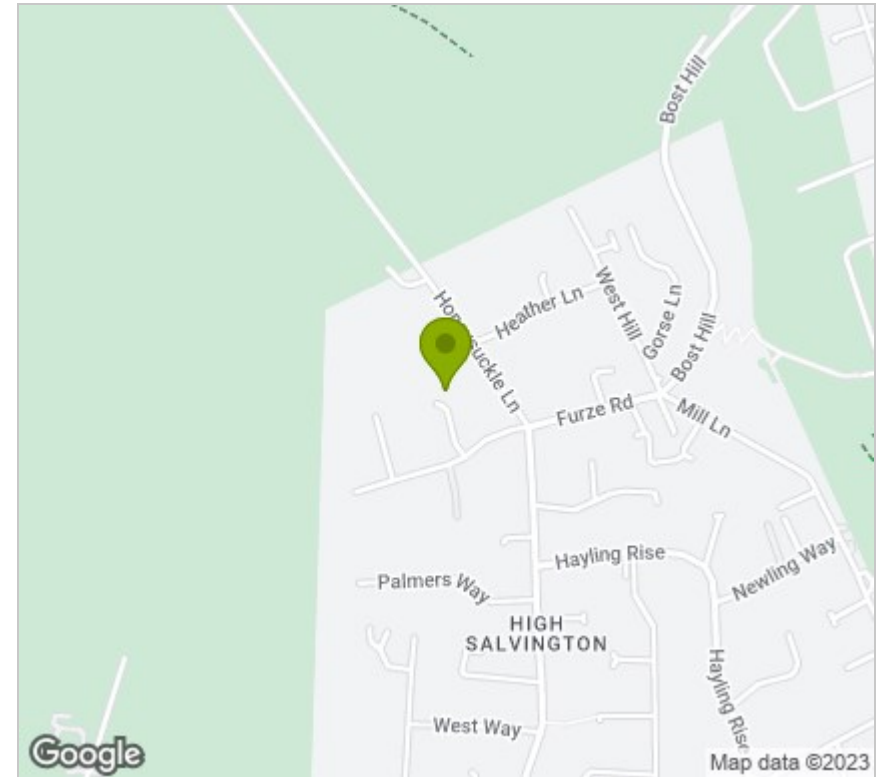


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

