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9 Lingfield Close

Salvington, Worthing, BN13 2DZ

Guide price £440,000

Freehold Council Tax Band D



Boasting a contemporary landscaped garden, and offered for sale in immaculate condition throughout, this semi-detached chalet style bungalow is the ideal home for anybody who is looking for a property they can move straight into.

In brief the accommodation comprises spacious entrance hall, lounge with French doors onto the landscaped rear garden, feature dining room, ground floor bedroom, luxury fitted kitchen. To the first floor there is an additional double bedroom with a luxury en-suite.

Other benefits include gas central heating and double glazing. The landscaped rear garden is a particular feature of this property being arranged predominately to lawn with areas of patio and a summer house/cabin with a decked veranda and additional storage to the rear.

The property is located in a quiet cul-de-sac position off Rogate Road. Local shops can be found nearby at Selden Parade and the nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

Spacious dining hall
22'11 x 3'8 (6.99m x 1.12m)

Ground floor bedroom two
14'2 x 10'1 (4.32m x 3.07m)

Dining room
15'7 x 7'7 (4.75m x 2.31m)

Luxury fitted kitchen
13'11 x 10'2 (4.24m x 3.10m)





Superb lounge
13'5 x 10'2 (4.09m x 3.10m)

Ground floor shower and utility
7'8 x 6'0 (2.34m x 1.83m)

Bedroom one
15'7 x 12'7 (4.75m x 3.84m)

Luxury en-suite shower room
7'7 x 7'3 (2.31m x 2.21m)

Front garden

Landscaped rear garden

Private off road parking



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

