



78 Ivydore Avenue, Worthing, BN13 3JD
Guide Price £399,950

and company
bacon
Estate and letting agents



Extended four-bedroom semi-detached chalet bungalow offered for sale CHAIN FREE in popular Ivydore Avenue, Salvington. This property is ideally situated close to local shops, schools, the A24 & A27. Accommodation briefly comprises entrance hall, 16ft living room, modern kitchen, dining room, two ground floor bedrooms, modern bathroom/WC, first-floor landing, two first-floor bedrooms, and a first-floor cloakroom. Externally, the property features a private rear garden, front garden, private driveway providing off-road parking for several vehicles, and a detached garage.

- Four Bedroom
- Extended Semi Detached Chalet Bungalow
- Popular Salvington Location
- Convenient Access to A24 & A27
- Modern Kitchen & Bathroom
- Private Rear Garden
- Private Driveway & Garage
- Double Glazing & Gas Central Heating
- Chain Free





Entrance Hall

Radiator. Cupboard housing electricity meter. Stairs to first floor landing.

Living Room

5.11m into bay x 4.78m (16'9 into bay x 15'8)

Double glazed bay window to front. Further double glazed window to side. Two radiators. Gas fireplace.

Modern Kitchen

3.51m x 2.64m (11'6 x 8'8)

Stone effect roll edge work surfaces incorporating stainless steel sink with mixer tap and drainer. Four ring gas hob with tiled splashback and extractor canopy over. Fitted oven/grill. Space and plumbing for slimline dishwasher. Range of matching soft close cupboards, drawers and wall units. Cupboard housing gas boiler. Larder cupboard. Double glazed window to side. Vinyl flooring. Opening to:

Dining Room

3.12m x 2.46m (10'3 x 8'1)

Double glazed sliding door overlooking and providing access to rear garden. Double glazed window to side. Wall mounted gas heater. Space for dining table and chairs.

Bedroom One

3.28m x 2.92m (10'9 x 9'7)

Double glazed window to front. Radiator. Built in storage cupboard.

Bedroom Two

3.28m into wardrobe x 2.64m (10'9 into wardrobe x 8'8)

Double glazed window to rear. Radiator. Built in wardrobe with shelving and hanging space.

Modern Bathroom/Wc

Step in shower with wall mounted controls, grab rails and sliding glass door. Panelled bath with mixer tap over. Low level flush push button w/c. Vanity unit with mixer tap over and storage below. Tiled walls and flooring. Two double glazed obscure glass windows. Shelved linen cupboard. Levelled ceiling. Inset spotlights. Extractor fan.

First Floor Landing

Doors to all first floor rooms.

Bedroom Three

3.89m x 2.84m (12'9 x 9'4)

Two double glazed windows to front and rear. Radiator. Built in wardrobes and drawers.

Bedroom Four

3.89m x 2.84m (12'9 x 9'4)

Two double glazed windows to front and rear. Radiator. Built in wardrobe. Two doors providing access to eaves storage.

First Floor Cloakroom

Low level flush w/c. wash hand basin. Double glazed window.

Private Rear Garden

Majority laid to lawn. Garden pond. Patio area providing space for outdoor furniture. Enclosed by 6ft fence and mature hedges. Timber storage shed. Side access gate.

Front Garden

Central decorative paving with flowerbed. Pathway to front door. Enclosed by low wall and mature hedges.

Private Driveway

Providing off road parking for several vehicles and providing access to:

Garage

4.80m x 2.62m (15'9 x 8'7)

New roof 2023. Remainder of a 10 year guarantee Benefiting from power and light. Up and over door to front. Access door and window to side.

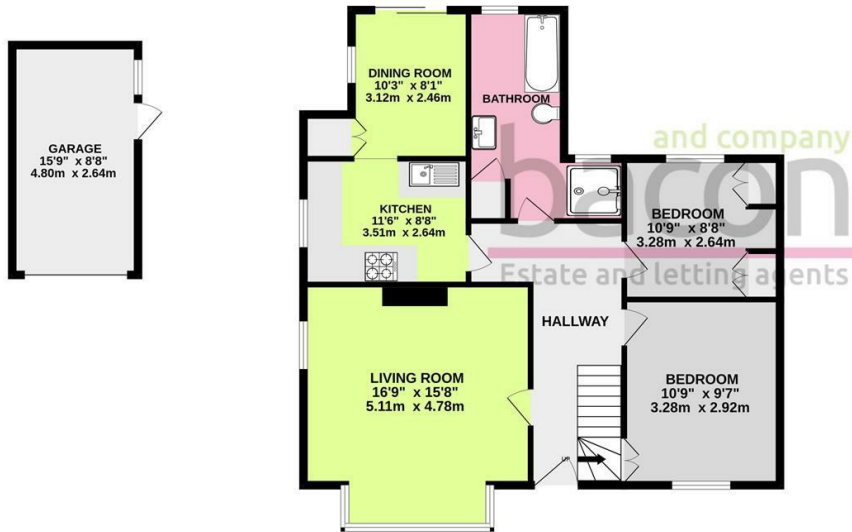
Required Information

Council tax band: D

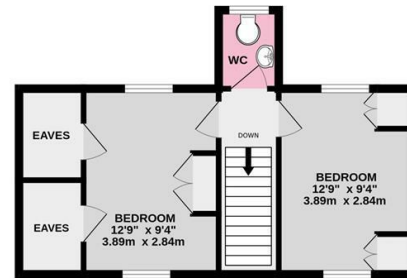
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



1ST 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			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.

