



6 Seamill Park Crescent, Worthing, BN11 2PN
£500,000

and company
bacon
Estate and letting agents



Unique and deceptively spacious four bedroom chalet bungalow on a good size plot and situated just off the seafront. The property is ideal for extension and has great potential for a larger family home. Briefly the accommodation comprises: GROUND FLOOR: entrance hall, lounge, dining room, two bedrooms, bathroom, kitchen FIRST FLOOR : two bedrooms. The property also benefits from gas fired central heating and double glazed windows. Externally there is a block paved drive and parking to the front for three to four vehicles. One of the features of the property is the good size secluded garden which backs on to the Brooklands recreational park and lake.

- Detached Chalet Bungalow
- Close to Seafront
- Four Bedrooms
- Two Reception Rooms
- Large Secluded Rear Garden
- Kitchen
- Shower Room/wc
- Off Road Parking





Double glazed front door :

ENTRANCE HALL

Radiator.

LOUNGE

4.26m x 3.64m (13'11" x 11'11")

Tiled fireplace. Double aspect with double glazed sliding patio doors to garden.

DINING ROOM

3.61m x 3.20m (11'10 x 10'6)

Double glazed window. Radiator.

KITCHEN

3.58m x 3.05m (11'9 x 10')

Roll top work surface with inset single drainer stainless steel sink unit. Base unit comprising cupboards and drawers. Matching eye level wall units. Space and plumbing for washing machine. Space for tall fridge/freezer. Gas cooker point. Built in shelved larder. Cupboard housing gas fired boiler supplying hot

water and central heating. Double glazed window and double glazed door to outside.

BEDROOM

3.96m x 3.61m (13 x 11'10)

Double glazed window. Radiator.

BEDROOM

2.62m x 2.44m (8'7 x 8)

Double glazed window. Radiator.

BATHROOM/WC

Fully tiled with walk in double shower with chrome shower. Close coupled wc. Radiator. Double glazed window.

stairs from entrance hall to:

FIRST FLOOR LANDING

BEDROOM

3.96m x 1.98m (13 x 6'6)

Double glazed window. Radiator.

BEDROOM

4.62m max x 12'7 max (15'1" max x 39'4" 22'11" max)

Irregular shaped room. Double glazed window. Radiator.

OUTSIDE

Private drive and parking with block paving to the front of property. Side gate to:

GOOD SIZE SECLUDED REAR GARDEN

Well secluded and backing onto Brooklands recreational park with lake. Full width paved patio area with the majority and remainder of garden laid to lawn. Mature shrub and bushes to flower borders. Timber garden shed. Outside tap.

Required Information..

Council tax band: D

Version: 1

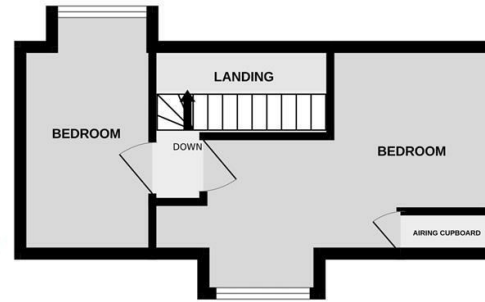
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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			
(81-91) B			79
(69-80) C			
(55-68) D		47	
(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.

