



30 Melrose Close, Worthing, BN13 1NY
Guide Price £399,500

and company
bacon
Estate and letting agents



We are delighted to offer for sale this deceptively spacious three bedroom semi-detached bungalow in this popular quiet residential close, also having the added benefit of off street parking & garage as well as having no on-going chain.

In brief the property consists of a large entrance hallway, a deceptively spacious lounge, two double bedrooms and a large single, there is a separate shower room & WC, fitted kitchen to the rear with a utility room extension, there are both front and rear gardens, off street parking and a brick built garage with power and lighting.

- Semi-Detached Bungalow
- Popular Location
- Three Bedrooms
- Spacious Lounge
- Off Street Parking & Garage
- No On-Going Chain
- Fitted Kitchen & Shower Room
- Utility Room / Conservatory





Porch

Double glazed front door, wall mounted cupboard housing electric meter and fuseboard, textured ceiling with coving, further door through to:

Spacious Entrance Hallway

6.20m x 2.34m (20'4 x 7'8)

Carpeted floor, single radiator, loft hatch access, textured and coved ceiling, smoke detector.

Lounge

4.88m x 3.48m (16 x 11'5)

Carpeted floor, gas fireplace, single radiator, PVCU double glazed window, textured and coved ceiling.

Master Bedroom

3.58m x 3.43m (11'9 x 11'3)

Carpeted floor, single radiator, a range of up & over wardrobes and cupboards, PVCU double glazed window, textured ceiling with coving.

Bedroom 2

3.71m x 3.48m (12'2 x 11'5)

Carpeted floor, single radiator, PVCU double glazed window, textured and coved ceiling.

Bedroom 3

2.64m x 2.51m (8'8 x 8'3)

Carpeted floor, single radiator, PVCU double glazed window, textured and coved ceiling.

Shower Room

1.78m x 1.47m (5'10 x 4'10)

Carpeted floor, fitted shower cubicle having an integrated power shower being fully tiled, hand wash basin with hot and cold tap, single radiator, fully tiled walls, shaving point, PVCU double glazed obscured glass window, textured and coved ceiling.

Separate WC

1.78m x 0.81m (5'10 x 2'8)

Carpeted floor, low flush WC, part tiled walls, PVCU double glazed obscured glass window, textured and coved ceiling.

Kitchen

3.68m x 2.90m (12'1 x 9'6)

Carpeted floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards in a solid wood finish, integrated oven with four ring electric hob above and extractor fan over, inset one and half bowl sink unit with mixer tap, tiled splashback, space for

undercounter fridge freezer, single radiator, PVCU double glazed window, textured and coved ceiling.

Utility Room / Conservatory

3.35m x 1.57m (11 x 5'2)

Tiled floor, roll edge laminate work surfaces with cupboards below, space and provision for washing machine and dishwasher, PVCU double glazed windows, textured and coved ceiling, PVCU double glazed door leading out onto rear garden.

Externally

Front Garden

Mainly laid to shingle with various shrub and plant borders, block paved area offering off-street parking approximately two plus vehicles, leading to garage.

Rear Garden

Patio area stepping onto lawned area having various mature shrub, tree and plant borders, stepping onto further patio area again with various plant borders, timber built summer house, timber built storage shed, greenhouse.

Garage

Having an up & over door with power & lighting

Council Tax

Band D



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.
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.
Made with Metropix 12/2014

and company
bacon
Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk