

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









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



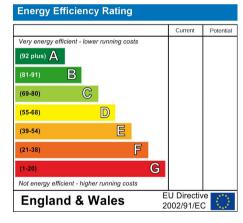


TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.

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