



1 Stopham Close, Worthing, BN14 7QE  
Guide Price £525,000

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Situated in a most popular and rarely available location conveniently between Broadwater and Tarring village, this detached extended bungalow on a corner plot could allow for further extension if required subject to the usual consents.. The accommodation is currently as follows: Entrance porch and hallway, extended 26'10 lounge diner, kitchen/diner, conservatory, two double bedrooms and a bathroom/WC. The gardens are a particular feature of this property to all sides but very secluded at the rear and there is a driveway to detached garage. Viewing is highly recommended.

- Great Convenient Location
- Detached Bungalow
- 26'10 Lounge/Diner
- Kitchen/Breakfast Room
- Conservatory
- Two Double Bedrooms
- Private Attractive Gardens
- Garage and Driveway









### Entrance Porch

Double glazed front door and windows, door to:

### Entrance Hall

Recessed double airing cupboard with cupboards above, radiator.

### Extended Lounge/Diner

8.18m x 4.60m narr to 3.38m (26'10 x 15'1 narr to 11'1)

Double aspect double glazed windows and French doors to rear garden, coved ceiling, recessed coal effect gas fire.

### Kitchen/Breakfast Room

3.68m x 3.35m (12'1 x 11'0)

Excellent range of worktop surfaces with cupboards and drawers incorporating a inset single bowl sink unit and four ring hob with double oven and extractor over, space used for washing machine , fridge and freezer, range of matching wall cupboards and part tiled walls, space used for table and chairs, double glazed window to side and rear, coved ceiling with inset lighting, radiator, door to :

### Conservatory

3.91m x 1.83m (12'10 x 6'0)

Double glazed windows and French doors to and overlooking the gardens.

### Bedroom 1

4.88m x 3.86m (16'0 x 12'8)

Excellent range of wardrobes and cupboards to one wall, double glazed window to front and side overlooking garden, radiator.

### Bedroom 2

3.66m x 2.87m (12'0 x 9'5)

Double glazed window, radiator.

### Bathroom/WC

Suite comprising panelled bath, pedestal wash hand basin, step in fully tiled shower cubicle, low level flush WC, part tiled walls, two radiators, medicine cabinet.

### Side and Rear Gardens

The gardens are a real feature of the property being very private and secluded to three sides with patio

areas, shingled and mature flower and shrub borders, greenhouse and shed.. Part of the garden is popular WEST FACING. Outside tap and three water butts.

Gates either side to front. gate to driveway and personal door to garage. Outside lighting , water tap.

### Front Garden

Partly laid to lawn with mature flower and shrub borders.

### Garage and Driveway

5.33m x 2.49m (17'6 x 8'2)

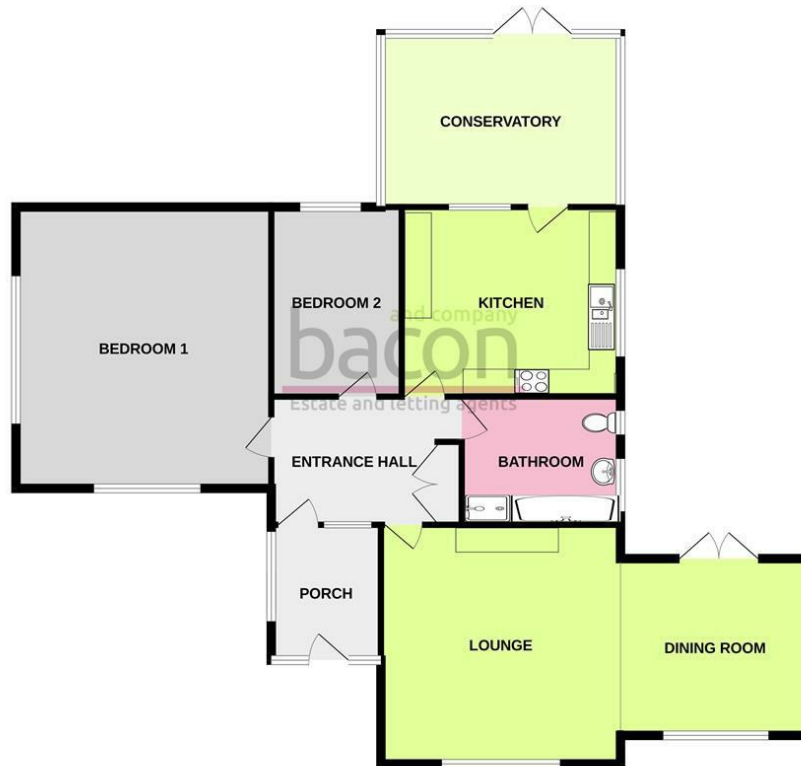
Private driveway providing off road parking giving access to garage.







# GROUND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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