



Melrose Close, Worthing, BN13 1NY

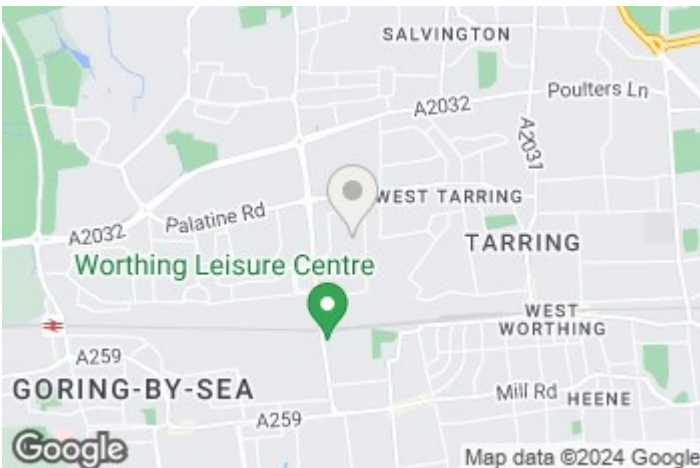
Guide Price £400,000

A wonderful three bedroom semi detached bungalow that has been well presented by the current owners while offering excellent potential for the new owners to place their own stamp on it, this includes the possibility to extend upwards and to the rear (STPP). This fantastic property benefits from a brick base conservatory that overlooks the most delightful landscaped private gardens that has well stocked borders, plants and shrubs, as well as a good size green house. To the front, there is a large driveway and a single garage providing ample off road parking for multiple vehicles.

- Potential to extend upwards and to the rear (STPP)
- Well presented accommodation of approx. 1030 sq ft in size
- Beautifully landscaped gardens with greenhouse
- Driveway and garage providing ample off road parking
- Brick base conservatory overlooking the gardens
- Situated along a quiet cul-de-sac
- Catchment area for popular local schools
- Convenient for shops, amenities and supermarkets
- Easy access to transport links including the Pulse and #10 bus route
- Excellent potential for the new owner to create their own wonderful home



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



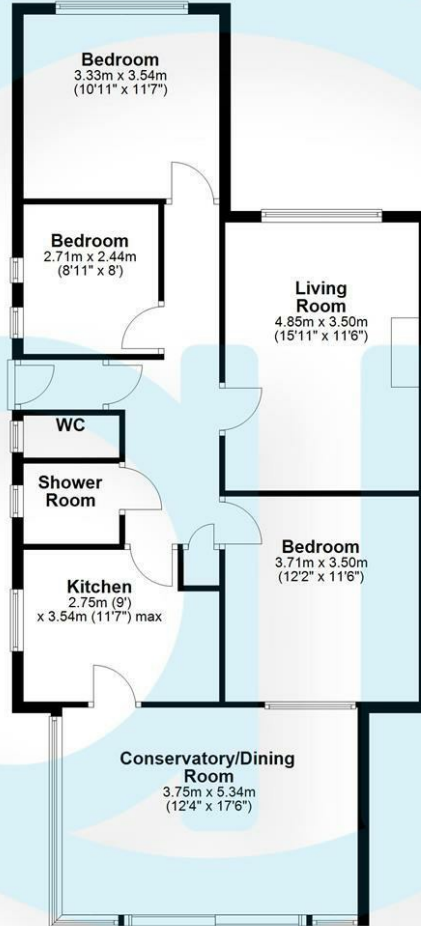
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 95.7 sq. metres (1030.5 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)

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