



Quantock Close | Worthing | BN13 2HD
Guide Price **£350,000**



We would love to offer this well presented two bedroom bungalow in Salvington, this home has a lounge, modern fitted kitchen, sun room, bathroom, garage, off road parking, front and rear gardens.



Key Features

- Bungalow
- Two Bedrooms
- Lounge
- Modern Kitchen
- Sun Room
- Bathroom/WC
- Well Presented Throughout
- Garage & Off Road Parking
- Corner Position
- Close To Local Amenities



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entrance hall with built in cupboard and loft access hatch. The lounge is situated at the front of the property and is a nice size. Modern kitchen has a range of wall and base units with worktop over and electric hob with extractor fan, integrated mid level oven with grill above and space for washing machine and fridge, door leading to the sun room which is a great further reception space and leads to the rear courtyard. Bedroom one is a generous double room and bedroom two has a dual aspect and is also a double. The bathroom has a panelled bath with shower over, wc and wash hand basin.

EXTERNAL

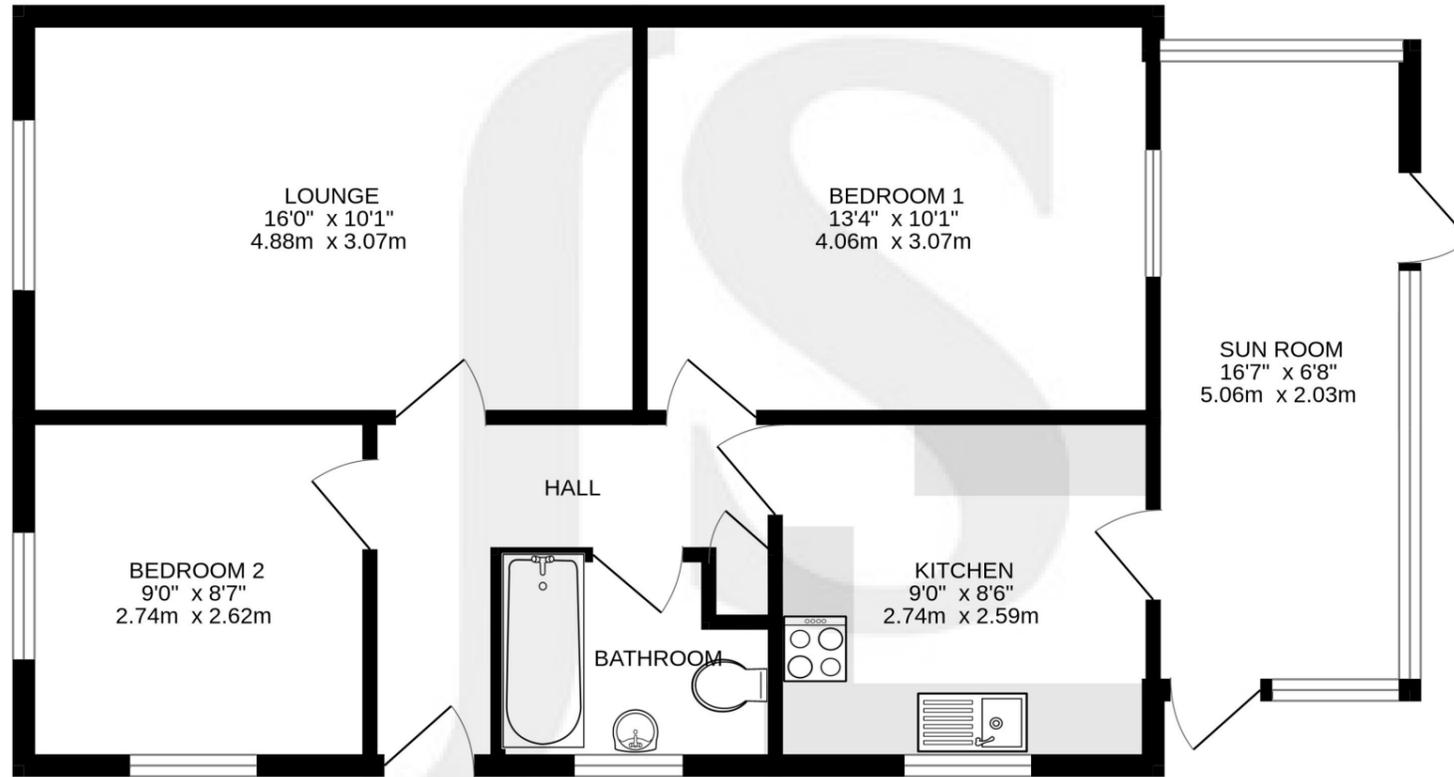
The property is situated in a corner position with wall and hedge enclosed boundary, the front garden is mainly laid to lawn with shrubs. Off road parking leading to the garage and side access to the back which is a low maintenance courtyard.

SITUATED

Close proximity to the local amenities on Selden Parade and a local pub or on Salvington Road are more shops and ample transport links. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington on Sea which is approximately two miles away. Bus services run nearby.



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) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: TBC

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.