



Sunningdale Road, Worthing BN13 2NQ

Guide Price £425,000



Property Type: Semi-Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi-Detached Bungalow
- Three Double Bedrooms
- Well Presented
- Modern Bathroom
- Fitted Kitchen
- Lounge with Bay Window
- 65ft Rear Garden
- Off Road Parking
- Garage at Rear
- Popular Salvington Area

This charming double-fronted bungalow is beautifully presented and offers flexible living throughout. Featuring a bright south-facing lounge with bay window, fitted kitchen, and three double bedrooms, it's ideal for versatile lifestyles. Outside, enjoy off-road parking, and a secluded 65ft rear garden — perfect for relaxing or entertaining.





INTERNAL

From the moment you step inside, you'll appreciate the care and attention that has gone into creating such a comfortable and welcoming home.

The bright lounge sits at the front of the property, featuring a lovely bay window that fills the room with natural light and enjoys a southerly aspect – the perfect spot to relax and unwind.

The well-equipped kitchen provides a good range of matching units with plenty of storage and workspace. It includes an integrated oven with a five-ring gas hob, plus space for a fridge/freezer and washing machine, and a door leading directly out to the rear garden for easy outdoor access.

This home offers versatile accommodation, with three double bedrooms that can be arranged to suit your needs. The front bedroom is generously sized, while the back double bedroom features French doors opening directly onto the garden, making it a perfect choice for a guest room, dining room, or second sitting area. The third double bedroom provides additional flexibility for family, guests, or a home office. A modern bathroom completes the accommodation, designed in a contemporary style to complement the home's fresh and inviting feel.

EXTERNAL

Outside, the property continues to impress. The front garden is laid to lawn with mature shrub borders, and a private driveway provides off-road parking. Gated side access leads through to the secluded rear garden, which is a real highlight of the home.

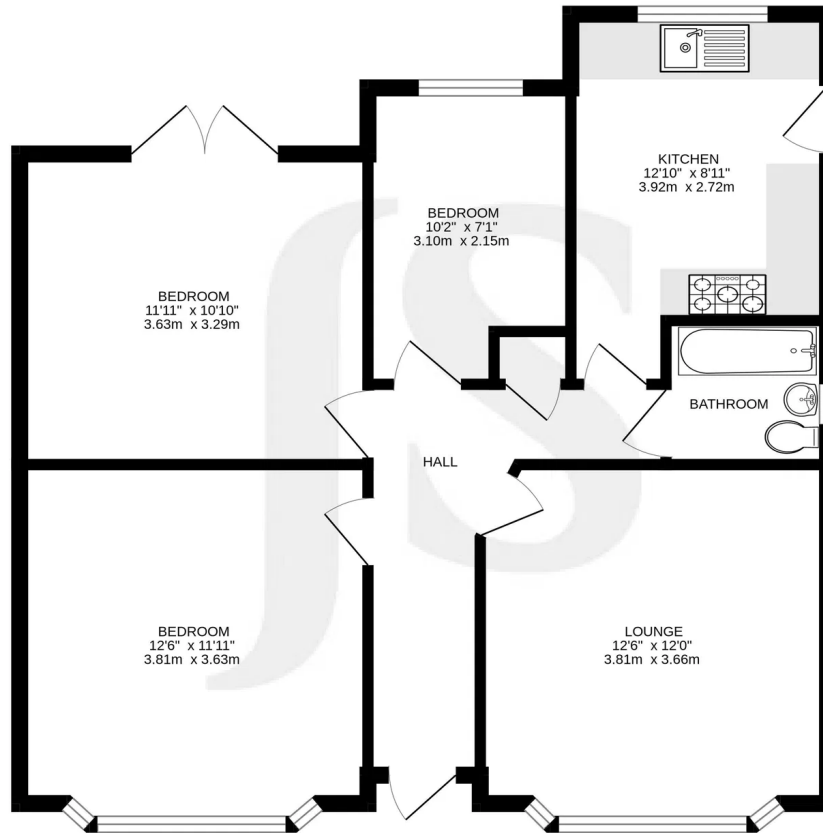
Measuring approximately 65ft, the garden offers plenty of space to enjoy the outdoors, featuring a large patio area ideal for entertaining or al fresco dining, and a lawned area bordered by mature planting – perfect for families, gardening enthusiasts, or simply relaxing in the sunshine.

SITUATED

This property is located in a popular residential area, close to local shops in Salvington. A Tesco superstore is a short drive away, with easy access to the A27 and A24. Nearby bus routes provide convenient access to surrounding districts. Worthing town centre, offering comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately two and a half miles away. The nearest train station, Durrington-on-Sea, is about one and a half miles from the property.



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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Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)	64	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	