



Exmoor Drive | Worthing | BN13 2PJ  
Guide Price **£700,000**



We would love to offer this spacious detached bungalow with four bedrooms and four reception rooms, this well presented home has a good sized lounge, separate dining room, sitting room and conservatory which all have beautiful views over the west facing rear garden, also benefitting fitted kitchen/breakfast room, four bedrooms; one with en-suite shower room/wc and also a bathroom/wc. The property sits on a good sized plot and offers a horse shoe driveway with ample parking and double length garage.



Property details: Exmoor Drive | Worthing

# Key Features

- Detached Bungalow
- Four Bedrooms; One with En-Suite
- Good Sized Lounge & Separate Sitting Room
- Generous Dining Room with Beautiful Rear Garden Views
- Kitchen/Breakfast Room
- Conservatory
- Horse Shoe Driveway with Ample Off Road Parking
- Double Length Garage
- Spacious & Well Presented
- Large West Facing Rear Garden



**4 Bedrooms**



**2 Bathrooms**



**4 Reception Rooms**

## INTERNAL

Double doors from the porch leading into the entrance hall which has an airing cupboard, cloaks and store cupboard. Loft access hatch which has a pull down ladder. Good sized lounge with marble fire surround and gas fire, views over the rear garden and leads to the conservatory which has self cleaning roof and French doors leading outside. The dining room can fit a generous dining suite and door to the sitting room with a dual aspect. The fitted kitchen/breakfast room has a good range of wall and base units with Corian worktops, integrated mid level oven and grill with space for fridge/freezer, washing machine and dishwasher. Breakfast bar return offers seating area and door leading to the side of the property. Bedroom one has a four double built in wardrobes and an en-suite shower room/wc. Bedroom two and three are also double rooms with built in wardrobes, bedroom four has fitted cupboards, shelves and desk unit. The bathroom has wash hand basin, wc and bath with shower over.

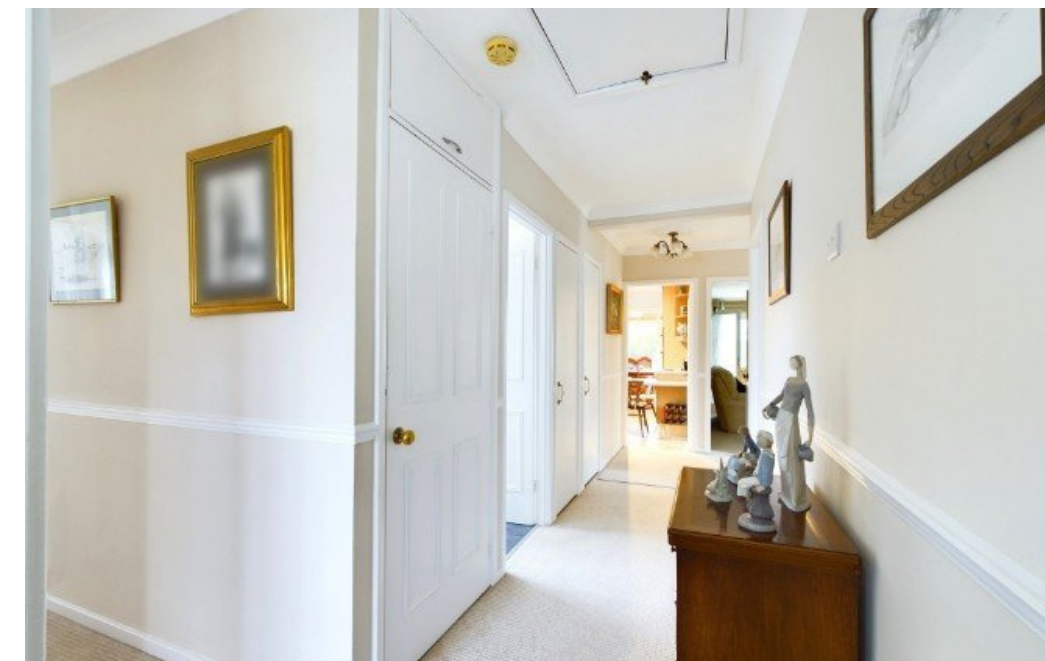
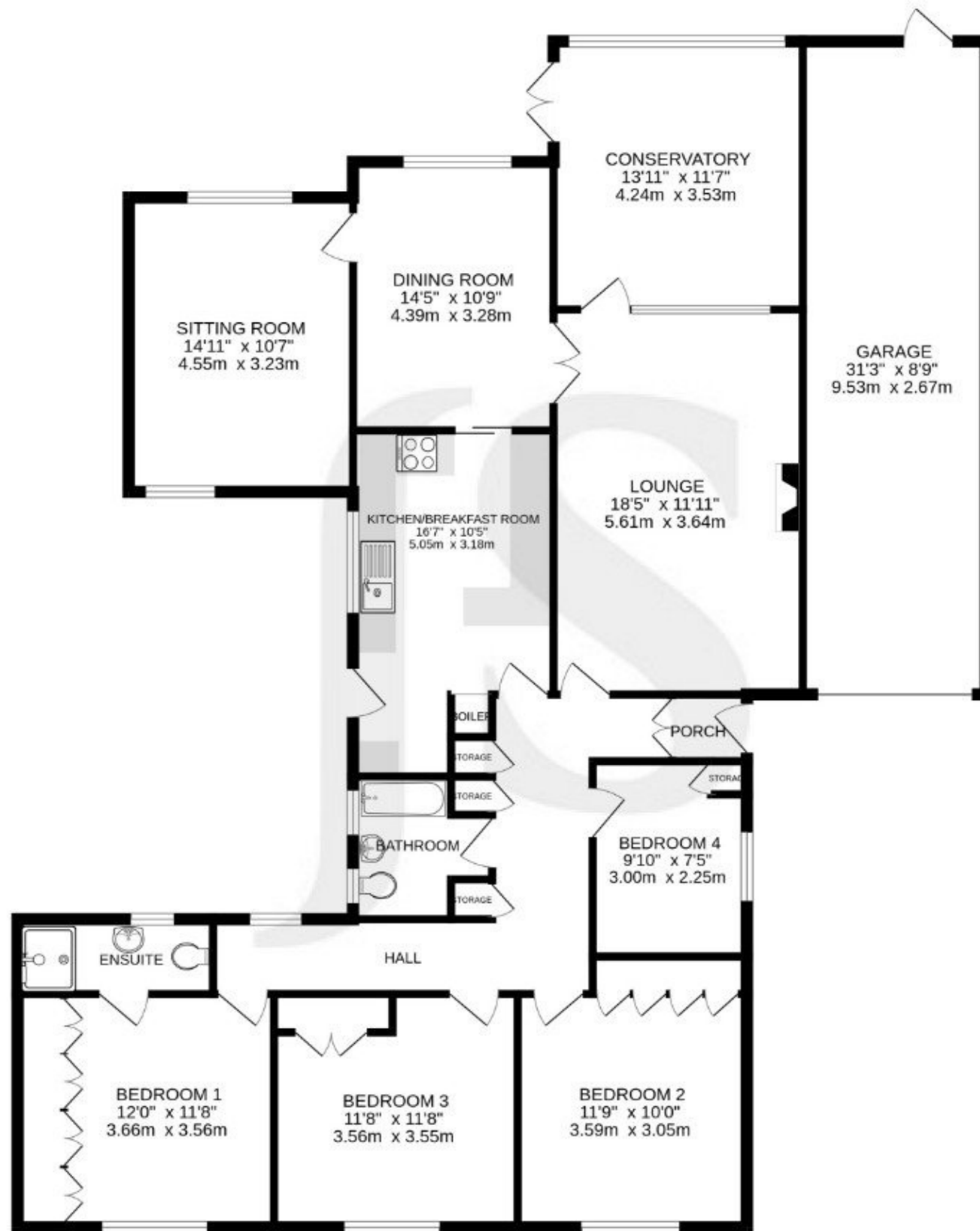
## EXTERNAL

The horse shoe driveway has two entrances/exits and benefits ample off road parking and leads to the double length garage. Side access on both sides of the property and the side garden is laid to patio, the front garden has lawn and shrubs. The west facing rear garden is a good size and is mainly laid to lawn with patio area and summerhouse.

## SITUATED

In a popular residential area of Salvington with local amenities close by on Salvington Road with Tesco's superstore approximately one mile away. The property also provides easy access to the A27. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three miles away. The nearest station is Durrington which is approximately one and a half miles away. Bus services run nearby.





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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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	

## Property Details:

Floor area as quoted by EPC:

Tenure: Freehold

Council tax band: E

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.