



£450,000

Stour Road

Worthing, BN13 3LY

PROPERTY SUMMARY

We are pleased to bring to the market this delightful detached two bed bungalow being sold as CHAIN FREE.

While the bungalow is in need of some modernisation, it offers a fantastic canvas for you to create your dream living space.

One of the standout features of this bungalow is the large south-west facing garden, which provides ample outdoor space for gardening, leisure activities, or simply enjoying the sunshine. The conservatory extends the living space, allowing you to bask in natural light while overlooking the garden.

The master bedroom boasts the added convenience of an en-suite shower room. The second bedroom is versatile and can be adapted to suit your needs, whether as a guest room, study, or hobby space.

For those with vehicles, the property includes a large front drive for parking vehicles, along with a garage for additional storage or workshop space.

2



2



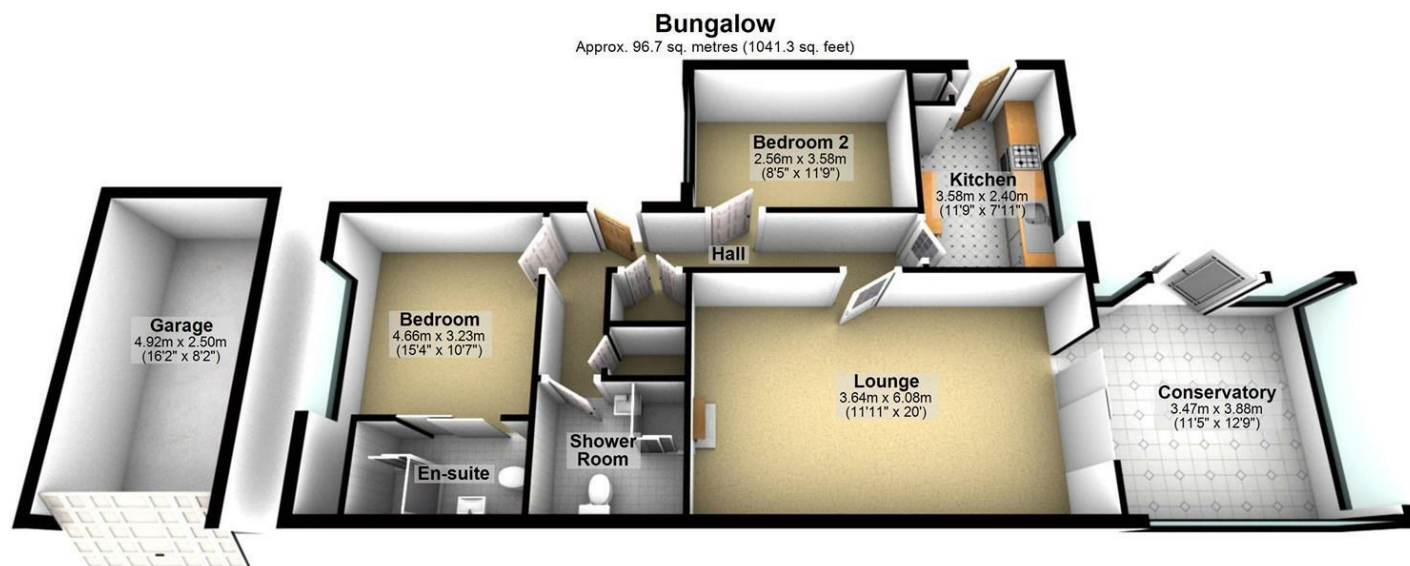
1











Total area: approx. 96.7 sq. metres (1041.3 sq. feet)

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

22 South Farm Road
Worthing
West Sussex
BN14 7AA

OFFICE DETAILS

01903 532225
worthing@localagent.co.uk
www.openhouseworthing.co.uk