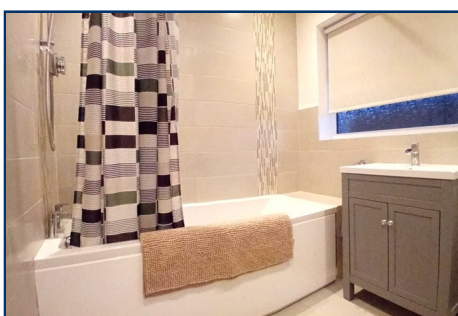




IAN WATKINS
Estate Agents

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TWO BEDROOM DETACHED BUNGALOW IN POPULAR FLEETWING LOCATION

- Two Double Bedrooms
- 20'2 South Facing Lounge
- Modern fitted Kitchen
- Double Glazing
- Private Driveway
- Garage
- Feature South Facing Rear Garden
- Viewing Highly Recommended

£434,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom detached bungalow in the sought after area of Fleetwing, Worthing. The accommodation features 20'2 lounge, modern bathroom, kitchen with excellent range of fitted units. Outside, the good size South facing rear garden is a particular feature, front garden with private driveway providing parking for at least two cars and a garage. Other features include double glazing and gas fired central heating. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with double glazed side panel to -

ENTRANCE HALL

Coved and flat ceiling, radiator, storage cupboard with hanging rail and shelving, airing cupboard with hot water tank and slatted shelving, two loft hatches, one with pull down ladder giving access to the two year old gas fired boiler.

LOUNGE - 6.15m x 3.66m (20' 2" x 12')

South facing double glazed window, two radiators, coved and flat ceiling, T.V point, double glazed sliding patio doors leading to the South facing rear garden.

BEDROOM ONE - 4.78m x 3.15m (15' 8" x 10' 4")

Double aspect with double glazed window, radiator and coved and flat ceiling.

BEDROOM TWO - 3.3m x 2.54m (10' 10" x 8' 4")

Double glazed window, radiator, coved and flat ceiling.

BATHROOM

Modern white suite comprising bath with fitted shower attachment and shower curtain rail, low level W.C, wash hand basin with cupboards under, attractive part tiled walls, frosted double glazed window, heated towel rail, tiled floor.

KITCHEN - 3.58m x 2.31m (11' 9" x 7' 7")

Double aspect with double glazed windows, double glazed door providing access to the side and rear garden. Excellent range of modern fitted units with inset single drainer sink unit with swan neck mixer tap and cupboards under, space and plumbing for washing machine, roll top work surfaces with cupboards and drawers under, space and plumbing for dishwasher, fitted oven and four ring hob, stainless steel extractor over, further roll top work surfaces adjacent with cupboards and drawers under and eye level cupboards over with wine rack, tall larder style unit with

shelving, part tiled walls, flat ceiling with downlights.

OUTSIDE

REAR GARDEN

A particular feature of the property being South facing. Patio area to the front of the property, large area of lawn with flower, plant and hedge borders, garden shed. Access to the front of the property.

FRONT GARDEN

Driveway providing parking for at least two cars, pathway leading to front door, mainly decorative gravel with some planting.

GARAGE

Up and over door.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.