

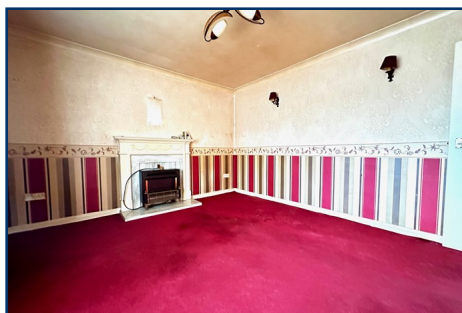


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Springfield Gardens, Worthing, West Sussex, BN13 2DF

ONE BEDROOM BUNGALOW SET IN BEAUTIFUL COURTYARD DEVELOPMENT

- One Bedroom
- 13'5 Lounge
- Garage
- Private Garden
- Gas Central Heating
- Quiet Courtyard Development
- Great Potential for Improvement
- No Onward Chain

£270,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom bungalow in need of some modernisation set in a quiet courtyard development on Offington borders. The accommodation features 13' lounge, good size kitchen and 11'9 bedroom. Outside there is a private rear garden and a garage, the front garden is mainly paved with small shrubs and plants. Other features include gas central heating and great potential for improvement. No onward chain.

Accommodation in brief comprises:

ENTRANCE

Outside storage cupboard housing meters, front door with obscure glazing to -

HALLWAY

Two large storage cupboards with hanging rail and shelving, two eye level storage cupboards, further double storage cupboard with slatted shelving, radiator, hatch to loft which is part boarded, coved and textured ceiling.

LOUNGE - 3.58m x 4.09m (11' 9" x 13' 5")

Window overlooking the front garden, marble effect hearth and back panel, wooden mantel surround, radiator, coved and textured ceiling.

KITCHEN - 3.2m x 2.29m (10' 6" x 7' 6")

Comprising stainless steel single drainer sink unit with cupboards under, worktop with space for appliances under, further work surface with space for appliance under, space for electric cooker and cooker point, adjacent further work surface with cupboards and drawers under and eye level cupboards over, Baxi boiler, coved and textured ceiling, radiator, window, door providing access to rear garden.

BEDROOM - 3.58m x 3.05m (11' 9" x 10')

Window over looking rear garden, radiator, coved and textured ceiling.

BATHROOM

Bathroom suite comprising panelled bath with hand grips, pedestal wash hand basin, low level W.C, half tiled walls, towel rail and radiator, obscure window, coved and textured ceiling.

OUTSIDE

REAR GARDEN

Side gate giving access to the side and front of the property, outside tap, area of lawn with path leading to -

GARAGE

With up and over door.

FRONT GARDEN

Surrounded by wooden picket fence, gate, paving, small shrubs and plants.

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.