

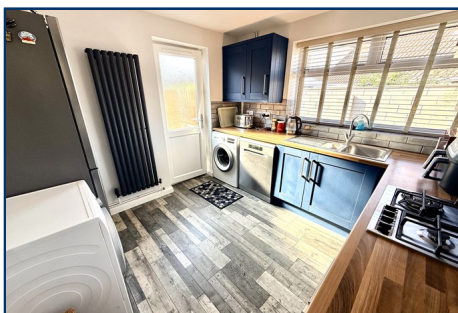
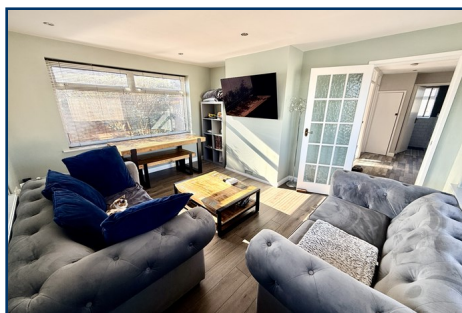


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Rogate Road, Worthing, West Sussex, BN13 2EA

**AN IMMACULATE TWO BED DETACHED BUNGALOW IN FAVOURED AREA WITH OFFICE**

- Two Bedrooms
- Triple Aspect Living Room
- Modern Fitted Kitchen
- Shower Room & Sep WC
- Plastic Soffits & Fascias
- Double Glazed
- Gas Heating
- Office/Hobbies Room

**£460,000 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are very pleased to offer for sale this immaculate two bedroom detached bungalow in the favoured area of Salvington, close to local shops and bus services. The accommodation features spacious entrance hall, triple aspect living room, modern fitted kitchen, shower room and separate WC. Outside there is a front and rear garden, office/hobbies room, brick inlay driveway allowing off road parking several cars. Further features include plastic soffits, fascias, double glazing, gas heating. Viewing highly recommended to appreciate this property.

Accommodation in brief comprises:

### **DOUBLE GLAZED FRONT DOOR TO -**

### **SPACIOUS ENTRANCE HALL**

With feature flooring, radiator, meter cupboard, airing cupboard with hot water tank and slatted shelving, flat ceiling with spotlights, hatch to roof space with pull down ladder.

### **TRIPLE ASPECT LIVING ROOM - 4.37m x 3.51m (14' 4" x 11' 6")**

Double glazed windows, radiator, feature flooring, flat ceiling with spotlights.

### **MODERN FITTED KITCHEN - 3.02m x 2.92m (9' 11" x 9' 7")**

Excellent range of modern units comprising inset 1 1/2 bowl single drainer sink unit with mixer tap and cupboards under, work top surface adjacent with space and plumbing for washing machine, space for tumble dryer with eye level cupboards over, further work top surface with fitted oven and 4-ring hob with stainless steel extractor over, base and drawer level units, eye level units, attractive part tiled walls, radiator, space for tall fridge/freezer, flat ceiling with spotlights, double glazed window, double glazed door giving access to the rear garden.

### **BEDROOM ONE - 3.3m x 2.82m (10' 10" x 9' 3")**

Double aspect with two double glazed windows, radiator, feature flooring, flat ceiling with spotlights.

### **BEDROOM TWO - 2.87m x 2.62m (9' 5" x 8' 7")**

Double glazed window, radiator, flat ceiling with spotlights.

### **SHOWER ROOM**

With corner shower cubicle with fitted electric shower, wash hand basin with cupboards under, heated towel rail, attractive part tiled walls, tiled floor, frosted double glazed window, flat ceiling.

### **SEPARATE WC**

With low level suite, attractive part tiled walls, frosted double glazed window, tiled floor, flat ceiling.

### **OUTSIDE**

### **REAR GARDEN**

The rear garden has been arranged as ease of maintenance with brick inlay paved side and rear garden with borders, storage shed, access to the front of the property via a garden gate, door to -

### **OFFICE/HOBBIES ROOM - 4.39m x 2.13m (14' 5" x 7')**

(This room was originally the garage) With power and light, double glazed window, flat ceiling with spotlights, double glazed door.



### **FRONT GARDEN**

The front garden is laid to lawn with plant and shrub borders.

### **BRICK INLAY DRIVEWAY ALLOWING OFF ROAD PARKING SEVERAL CARS**

**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.