

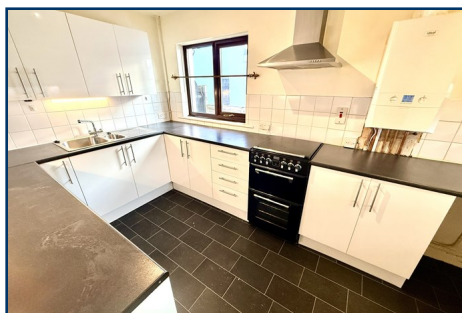


IAN WATKINS
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TWO BEDROOM DETACHED BUNGALOW WITH PRIVATE DRIVEWAY IN BROADWATER

- Two Bedrooms
- 22' Lounge Dining Room
- 15' Modern Fitted Kitchen
- Shower Room
- Double Glazing & GFCH
- West Facing Rear Garden
- Private Driveway
- No Forward Chain

£349,995 GUIDE FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this two-bedroom detached bungalow, ideally located in the popular Broadwater area of Worthing. The property offers a spacious 22' lounge/dining room, a 15' modern fitted kitchen, and shower room. Outside, you'll find a west-facing rear garden perfect for enjoying the afternoon sun, along with a neat front garden and a private driveway that comfortably accommodates at least three vehicles. Additional benefits include double glazing, gas central heating, and the advantage of no forward chain. Viewing is highly recommended to appreciate the full potential of this charming home.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Radiator, meter cupboard, hatch to roof space.

LOUNGE / DINING ROOM - 6.71m x 4.27m (22' x 14')

Lounge area has double glazed sliding doors providing access to the West facing rear garden, radiator, flat ceiling.

Dining area has a radiator, double glazed window and flat ceiling.

Glazed door providing access to the -

KITCHEN - 4.57m x 2.44m (15' x 8')

Double aspect with double glazed windows, the kitchen comprises of inset one and a half bowl stainless steel sink unit with cupboards under and eye level cupboards over, work top surfaces with cupboards and drawers under, electric cooker point and space for cooker, further work top surfaces with cupboards under, space and plumbing for washing machine, wall mounted gas fired boiler supplying domestic hot water and central heating, breakfast bar with eye level cupboards over, part tiled walls.

BEDROOM ONE - 3.61m x 3m (11' 10" x 9' 10")

Double glazed window, radiator.

BEDROOM TWO - 2.69m x 2.39m (8' 10" x 7' 10")

Double glazed window, radiator.

SHOWER ROOM

Corner shower cubicle with a Mira shower unit, wash hand basin with vanity cupboards under, low level W.C, frosted double glazed window, fully tiled walls, radiator and extractor.

OUTSIDE

REAR GARDEN

West facing and a particular feature of the property, mainly laid to lawn with plant, shrub and hedge borders, garden shed.

FRONT GARDEN

Laid to lawn with borders

PRIVATE DRIVEWAY

Private driveway allowing off-road parking for up to three 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.