



Melrose Close, Worthing, West Sussex, BN13 1NY

## TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW IN QUIET CUL-DE-SAC

- NO CHAIN
- Favoured Field Place Area
- Three Bedrooms
- South Facing Lounge
- Kitchen/Breakfast Room
- Gas Heating & Double Glazed
- Secluded Rear Garden
- Long Private Driveway

**£374,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are delighted to offer for sale this versatile three-bedroom semi-detached bungalow, situated in the popular Field Place area of Worthing. The accommodation includes a spacious entrance hall, a 16' lounge, a separate dining room/bedroom three, and an 11'8 kitchen/breakfast room. Outside, the property benefits from a secluded rear garden, a front garden, and a private driveway providing ample parking. Additional features include plastic fascias and soffits, gas heating, double glazing, and the advantage of no forward chain. Early viewing is highly recommended.

Accommodation in brief comprises:

## ENTRANCE

Double glazed front door to -

## SPACIOUS ENTRANCE HALL

Meter cupboard, radiator, hatch to roof space with pull down ladder, telephone point, linen cupboard with slatted shelving.

## LOUNGE - 4.88m x 3.48m (16' x 11' 5")

Double glazed South facing window, radiator, TV point, fitted coal effect gas fire with tiled insert and hearth with a wooden surround, coved and textured ceiling.

## BEDROOM ONE - 3.71m x 3.51m (12' 2" x 11' 6")

Measurements include excellent range of full length wardrobes, double glazed window overlooking the rear garden, radiator, coved and textured ceiling.

## BEDROOM TWO - 3.56m x 3.35m (11' 8" x 11')

Double glazed South facing window, radiator, coved and textured ceiling.

## BEDROOM THREE/DINING ROOM - 2.62m x 2.49m (8' 7" x 8' 2")

Double glazed window, radiator, coved and textured ceiling.

**KITCHEN/BREAKFAST ROOM - 3.56m x 2.74m (11' 8" x 9')**

This room is double aspect comprising inset single drainer stainless steel sink unit with cupboards under, plus space and plumbing for washing machine, roll top work surface adjacent with cupboards and drawers under, plus corner display unit, fitted 4-ring gas hob with concealed extractor over, eye level cupboards, wall mounted Glow Worm gas fired boiler which supplies domestic hot water and central heating, fitted oven with cupboard over and under, further roll top work surface with cupboard and drawers under, eye level cupboards over, space for tall fridge/freezer, part tiled walls, double glazed windows, double

glazed door giving access to the secluded rear garden.

## BATHROOM/WC

With white suite comprising bath with a fitted overhead shower attachment and shower screen, close coupled low level WC, wash hand basin with vanity cupboards under, fully tiled walls, frosted double glazed window.

## OUTSIDE

### REAR GARDEN

The rear garden is a pleasant feature of the property offering a excellent seclusion, laid to lawn raised flower and shrub borders, garden shed, brick inlay patio to the front of the garden and side with outside water tap, garden gate giving access to the front of the property.

### FRONT GARDEN

Lawn area with mature shrubs, block paved driveway providing off-road parking for at least two 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.