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We are delighted to offer this well-proportioned two double bedroom detached bungalow, ideally situated in the popular residential cul-de-sac of Birkdale Close. Benefitting from a generous west-facing rear garden, private driveway, garage and a newly fitted roof in 2024, this attractive home is conveniently located close to local amenities and excellent transport links.

## **Key Features**

- Detached two double bedroom bungalow
- Popular residential cul-de-sac location
- Approximately 100ft west-facing rear garden
- Bright pitched roof conservatory
- Driveway providing off-road parking
- Garage
- Newly fitted roof (2024)
- Gas-fired central heating and double glazing
- Conveniently located close to local amenities, bus routes and the A27
- Council Tax Band D | EPC Rating D

Approached via a private driveway providing off-road parking and access to the garage, the property offers spacious and well-balanced accommodation throughout.

A welcoming entrance hall leads to two generously sized double bedrooms and a bathroom fitted with a modern white suite. The kitchen is well equipped with an excellent range of storage units and work surface space, opening seamlessly into an attractive pitched roof conservatory. Enjoying pleasant views over the rear garden through double glazed windows, this bright and versatile room provides an ideal space for dining, relaxing or entertaining in all seasons.

Outside, the impressive west-facing rear garden extends to approximately 100 feet, offering a high degree of privacy together with plenty of space for keen gardeners, families and outdoor entertaining. Benefitting from afternoon and evening sunshine, it provides a wonderful setting to enjoy throughout the year.

Additional features include gas-fired central heating, double glazing throughout, a garage and the peace of mind of a newly fitted roof completed in 2024.

Birkdale Close is a popular residential location, conveniently positioned close to a wide range of local amenities including Tesco, the Co-op and a variety of everyday shopping facilities. Regular bus services provide easy access to Worthing town centre, while the nearby A27 offers excellent road connections to Brighton, Chichester and the surrounding areas.



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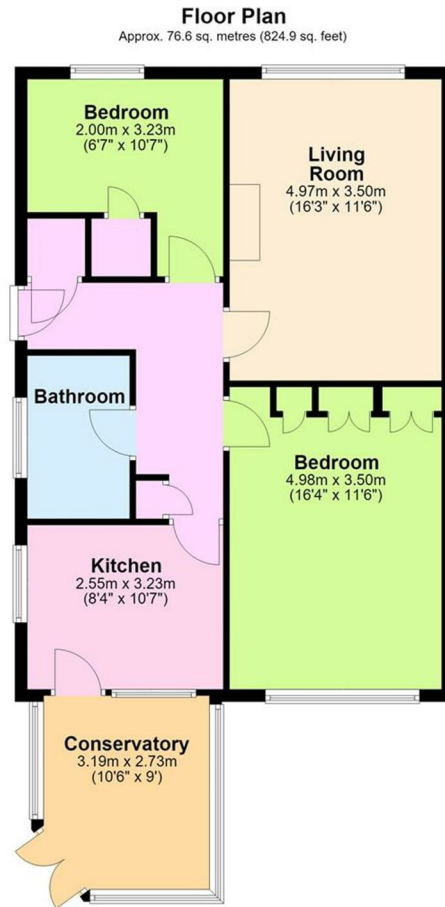


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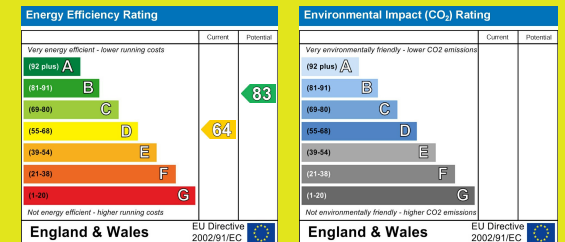
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# Floor Plan Birkdale Close



Total area: approx. 76.6 sq. metres (824.9 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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