



PEAR  
PROPERTIES



Pevensey Road, Worthing  
Worthing

Offers Over £650,000



## Pevensey Road

Worthing, Worthing

Detached 3-bed bungalow in West Worthing, minutes from seafront. Modern kitchen, bright reception, home office, large south-facing garden, garage, driveway, period features. Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Rarely Available Detached Bungalow in West Worthing
- Three Bedrooms
- South Facing Low Maintenance Rear Garden
- Modern Fitted Kitchen with Integrated Appliances
- Living Room with Patio Doors to Rear Garden
- Modern Bathroom with Separate Shower and Bath
- Off Road Parking for Multiple Vehicles and Garage
- Close to Seafront and Town Centre
- No Onward Chain – Ideal as a Downsize
- Please Take a Look at Our Virtual Tour



#### **Porch**

5' 2" x 1' 10" (1.58m x 0.55m)

Double glazed front door in to inner porch, further door leading in to entrance hall.

#### **Bedroom One**

11' 2" x 11' 10" (3.41m x 3.60m)

Fantastic size bay fronted double bedroom with built in wardrobes and drawers.

#### **Bedroom Two**

9' 3" x 15' 9" (2.82m x 4.80m)

A further fantastic size bay fronted double bedroom with built in furniture.

#### **Living Room**

12' 7" x 14' 8" (3.83m x 4.48m)

A bright and spacious living room with double patio doors leading to rear garden.

#### **Kitchen**

10' 4" x 11' 10" (3.15m x 3.60m)

A recently fitted modern kitchen with a good range of wall and base units and drawers, one and a half sink drainer with mixer tap, integrated oven, hob, extractor and fridge/freezer, space and plumbing for washing machine., door leading to rear garden.

#### **Bedroom Three**

8' 6" x 11' 2" (2.58m x 3.40m)

A good size third bedroom, currently laid out as a dining room.

#### **Bathroom**

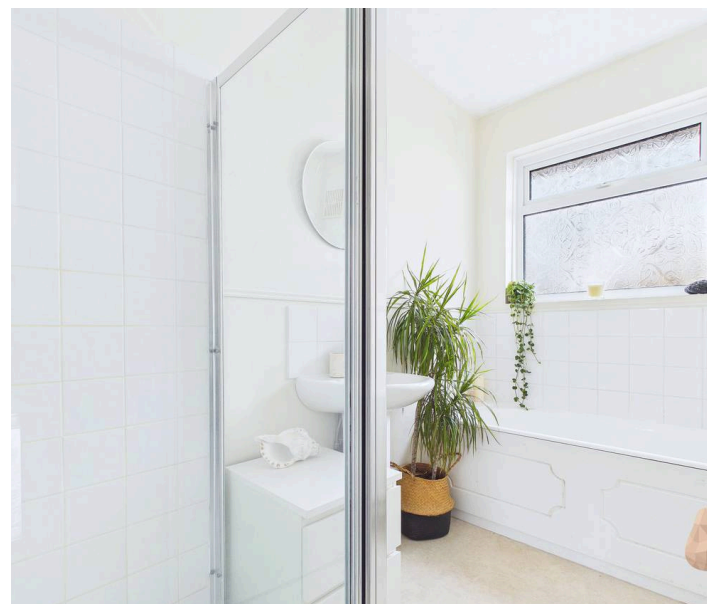
8' 9" x 5' 5" (2.67m x 1.66m)

A tiled white suite comprising walk in shower cubicle, separate bath, wash hand basin and radiator.

#### **WC**

5' 9" x 2' 9" (1.76m x 0.85m)

WC, wash hand basin and radiator.



## GARDEN

A low maintenance patio garden with a the desirable south aspect, creating sunny outdoor living throughout the day.

## GARAGE

Single Garage

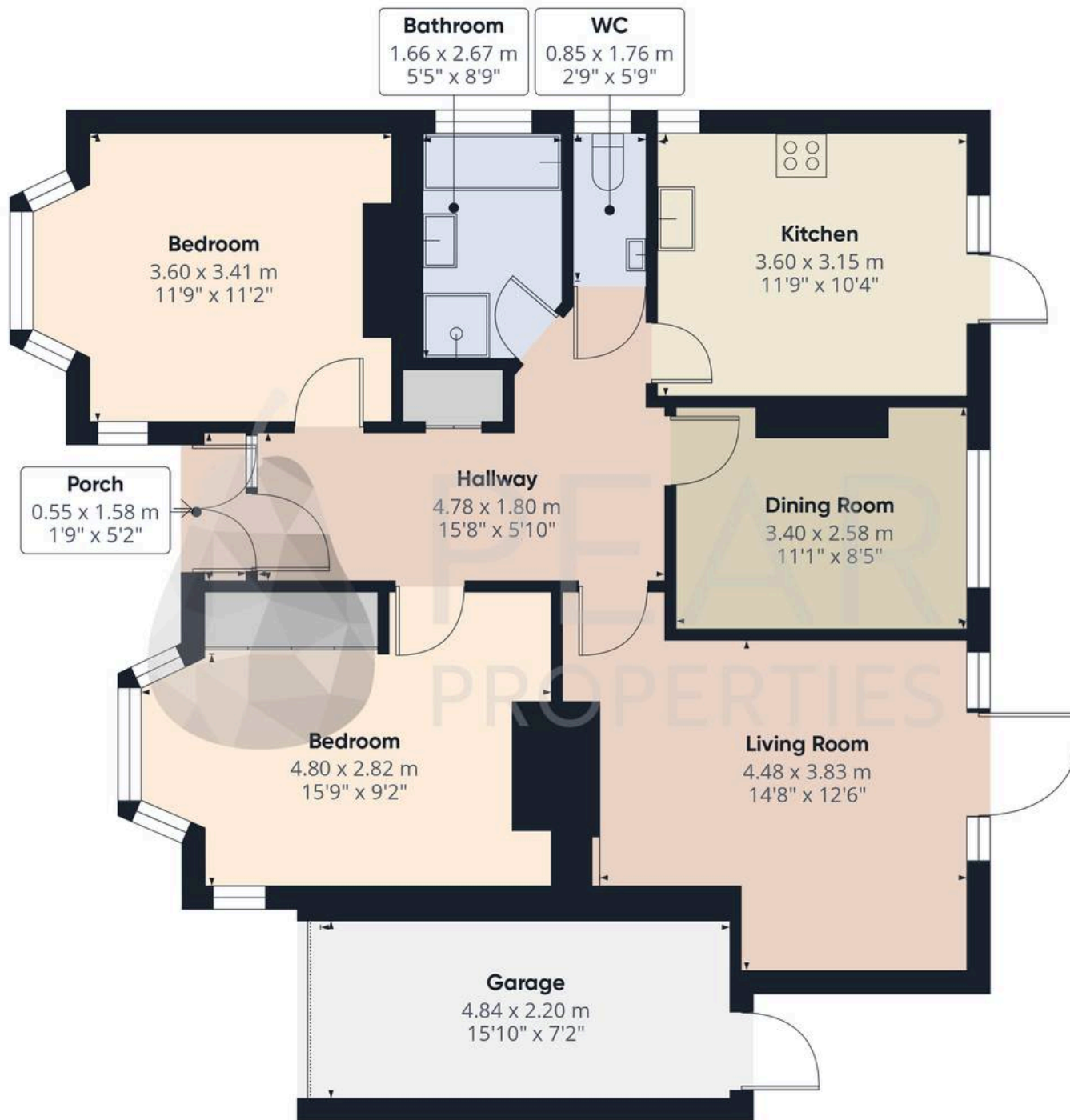
With an up and over door to front and a door to the rear garden.

## OFF STREET

3 Parking Spaces

Block paved front garden providing parking for multiple cars.





Approximate total area<sup>(1)</sup>

94.3 m<sup>2</sup>  
1015 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Pear Properties

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