



22 Cedar Avenue, Worthing, BN13 2HU  
Asking Price £400,000

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Well presented four bedroom chalet bungalow located in Salvington within close proximity to local shops, schools and bus services. The accommodation briefly comprises; Two double bedrooms on the ground floor, family bathroom, kitchen, living room opening to a full width extension providing additional lounge/dinner space. Upstairs are two additional bedrooms with one of the rooms benefitting from an en-suite shower room. Externally there is a generous rear garden with the front of the property providing off road parking for multiple cars.

- Extended Semi-Detached Bungalow
- Four Bedrooms
- En-Suite
- Downstairs Bathroom
- Large Rear Garden
- Off Road Parking
- Two Reception Rooms
- Popular Salvington Location





### Front Door Leading To;

#### Entrance Hallway

Tiled floor. Pendant lights. Radiator. Access to shelved airing cupboard with radiator. Stairs leading to the first floor landing.

#### Kitchen

3.54 x 3.22

Range of kitchen base units with matching wall mounted cabinets. Kitchen island with cabinets below providing additional storage space. Wooden worktops. Space for freestanding American style fridge/freezer. Stainless steel sink incorporating drainer. Integrated oven/grill. Electric hob with extractor fan above. Washing machine. Boiler. Part tiled walls. Levelled ceiling with inset spotlights. Double glazed window.

#### Lounge

4.53 x 3.50 (14'10" x 11'5")

Radiator. Pendant light. Access from hallway and into family room.



### Family Room/Dining Room

6.77 x 2.59 (22'2" x 8'5")

Extended family area to the rear of the property. Tiled flooring. Level ceiling with inset spotlights. Two skylights. Radiator. Double glazed windows. Door providing access to the side of the property. French doors leading to the garden.

#### Bathroom

Fully tiled bathroom. L Shaped bath with glass shower screen. Wall mounted controls with rainfall shower system. Wash hand basin. Close coupled WC. Heated towel rail. Obscure glass window.

#### Bathroom One

2.36 x 1.83 (7'8" x 6'0")

Spacious double bedroom on the first floor. Radiator. Carpet. Double glazed window. Levelled ceiling with spotlights. Access to eaves storage. Door to;

#### En-Suite Shower Room

2.32 x 1.96 (7'7" x 6'5")

Tiled floor. Close coupled WC. Part tiled walls. Access to eaves storage. Glass shower cubicle. Pedestal wash hand basin. Inset spotlights. Extractor fan.



### Bedroom Two

3.73 x 3.22 (12'2" x 10'6")

Ground floor double bedroom with double glazed bay window. Hard flooring. Radiator. Pendant light.

### Bedroom Three

3.03 x 2.02 (9'11" x 6'7")

Ground floor double bedroom with double glazed bay window. Access to under stairs cupboard space. Radiator. Pendant light.

### Bedroom Four

3.60 x 3.35 (11'9" x 10'11")

Single bedroom or office space on the first floor. Carpet. Velux window. Levelled ceiling with spotlights. Radiator.

### Garden

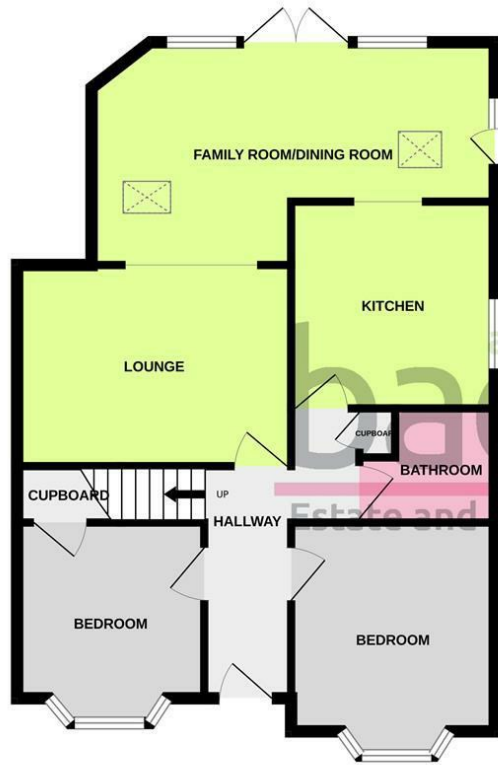
Generously sized garden. Mostly laid to lawn with a raised decked seating area. Established trees and planting. Summer house to the back of the garden. Side gate providing access to the front of the property.

### Parking

Driveway providing off road parking for multiple cars.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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