



**Greenland Mews, Greenland Road, Worthing BN13 2RN**

Guide Price **£450,000**





**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 3

**Bathrooms:** 3

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Chalet Bungalow
- Three Double Bedroom
- Spacious Lounge/Diner
- Fitted Kitchen
- En-Suite Shower Room/wc & En-Suite WC
- Bathroom
- South Facing Rear Garden
- Off Road Parking
- Garage
- Chain Free



A beautifully presented and spacious 2009-built chalet bungalow offering flexible living, a bright lounge/diner with garden views, modern kitchen, three bedrooms, bathroom and two en-suites. With off-road parking, garage and a secluded rear patio garden, this well-maintained home is perfect for comfortable, versatile living in a peaceful cul-de-sac setting and being sold chain free.





## INTERNAL

A welcoming entrance hall sets the tone, complete with a useful under-stairs storage cupboard. The large lounge/diner enjoys peaceful views over the rear garden and provides ample space for both relaxing and dining.

The modern kitchen is well equipped with a good range of units, an integrated gas hob with electric oven below, integrated dishwasher, and space for a fridge/freezer and washing machine.

The main bedroom is conveniently located on the ground floor and features built-in wardrobes along with a stylish en-suite shower room. A further double bedroom and a contemporary family bathroom complete this level.

Upstairs, the first-floor landing offers useful eaves storage, while the spacious double bedroom benefits from an excellent selection of built-in wardrobes and its own en-suite WC, making it a perfect guest suite or private retreat.



## EXTERNAL

To the front, the property enjoys a neat lawn and a shingle driveway providing off-road parking and access to the garage, which includes a personal door into the garden. Side access leads to the secluded rear garden, featuring a private patio area that's perfect for outdoor dining and relaxation.

## SITUATED

Greenland Mews is tucked away in a lovely private cul-de-sac in the highly popular residential area of Salvington. Local shops, amenities and the Park View Pub can be found nearby on Salvington Road. West Durrington Tesco's development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road. The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.

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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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            | 75      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |