



5 Exmoor Crescent, Worthing, BN13 2PL
Guide Price £440,000

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We are delighted to offer for sale this CHAIN FREE three bedroom DETACHED BUNGALOW in this popular Salvington location.

In brief the property consists of a 21ft SOUTH ASPECT LOUNGE / DINER, three DECEPTIVELY SPACIOUS bedrooms two of which have fitted wardrobe spaces, there is also a MODERN FITTED SHOWER ROOM, fitted kitchen with a range of cupboards & drawers & space for utilities, to complete the internal accommodation you have a SEPARATE WC.

Externally you have a SOUTH ASPECT REAR GARDEN with various mature shrub & plant borders, also offering direct access into garage, the front garden consists of OFF STREET PARKING & CAR PORT.

The property has NO-CHAIN so call us today to arrange immediate access!

- No Chain
- Three Bedrooms
- 21ft South Aspect Lounge / Dining Room
- Detached Bungalow
- Off Street Parking / Carport & Garage
- South Aspect Rear Garden
- Modern Fitted Shower Room
- Double Glazed & Gas Fired Central Heating
- Close To Local Shops & Amenities
- Potential To Extend (STNPC)



Entrance Hallway

6.78m x 1.04m (22'3 x 3'5)

Double glazed front door, carpeted floor, loft hatch access with drop down ladder, single radiator, dado rail, wall mounted heating control panel, textured ceiling with coving, fitted storage cupboard with slatted shelving.

South Aspect Lounge / Dining Room

6.55m x 3.68m (21'6 x 12'1)

Carpeted floor, two radiators, television point, various power points, double glazed window, double glazed sliding doors leading to South aspect rear garden, textured ceiling with coving.

Bedroom One

3.73m x 3.68m (12'3 x 12'1)

Carpeted floor, single radiator, double glazed window, textured ceiling with coving.

Bedroom Two

3.71m x 3.43m (12'2 x 11'3)

Carpeted floor, single radiator, double glazed window, fitted double wardrobe with hanging rail & further cupboards above, textured ceiling with coving.

Bedroom Three

3.48m x 2.44m (11'5 x 8)

Carpeted floor, single radiator, double glazed window, fitted

double wardrobe with hanging rail & further cupboards above, textured ceiling with coving.

Kitchen

3.35m x 2.74m (11'8 x 9'2)

Roll edge laminate work surfaces with cupboards below & matching eye level cupboards with a solid wood finish, breakfast bar area with seating for two with various cupboards & drawers below, space & provision for washing machine & dishwasher, space for oven & fridge freezer, tiled splashbacks, inset single drainer sink unit with mixer tap, wall mounted Alpha combination boiler, double glazed window, double glazed door leading to side access, textured ceiling with coving.

Shower Room

2.44m x 1.83m (8'7 x 6'10)

Carpeted floor, low flush WC, hand wash basin with hot & cold tap, fitted double width shower cubicle having a wall mounted electric Triton shower, wall mounted vanity unit with mirrored front, wall mounted shaving point, double glazed window, skimmed ceiling, extractor fan, double glazed window.

Separate WC

2.39m x 1.04m (7'10 x 3'5)

Carpeted floor, low flush WC, hand wash basin with hot &

cold tap, part tiled walls, double glazed window, textured ceiling.

Garage

Having an up & over door, direct access into South aspect rear garden, window, wall mounted electric meter & fuseboard.

Externally

Front Garden

Mainly laid to lawn with various mature shrub & plant borders, gated private driveway offering off street parking for two plus cars, car port.

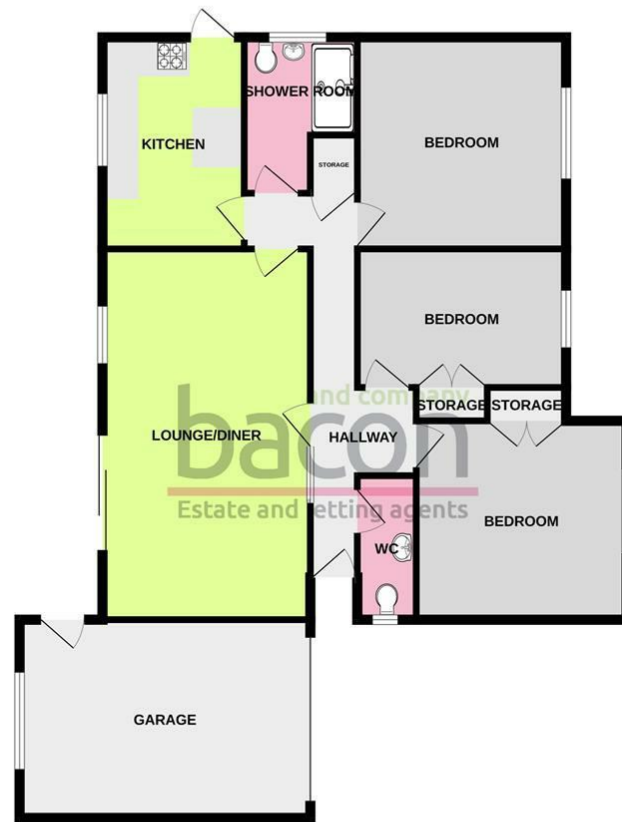
South Aspect Rear Garden

Patio area stepping onto large lawned area having various mature shrub & plant borders, fence enclosed, outside tap, water butt, outside lighting, gated side access.

Council Tax

Band D

GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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