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1



2



C



## Description

We are delighted to offer to the market this prestigious, 2010-built two-bedroom, two-bathroom bungalow ideally situated in this favoured part of West Worthing with local shops, schools, parks, bus routes, the mainline station, Worthing town centre, and the seafront all nearby.

Accommodation offers an entrance hallway, a spacious and modern kitchen, a lounge, two double bedrooms with one having an en-suite, and a contemporary-style bathroom. Other benefits include a low-maintenance south facing rear garden, an off-road private parking space, and being CHAIN FREE.

## Key Features

- Attractive Bungalow
- Modern Kitchen
- Off-Road Parking Space
- South Facing Garden
- Two Double Bedrooms
- Spacious Lounge
- Council Tax Band - C
- EPC Rating - C





Composite front door with frosted glass inserts into:

**Entrance Hallway**

Coving. Loft hatch. Radiator. Wall mounted electric consumer unit. Wall mounted thermostat. Door to:

**Lounge**

**3.99 x 3.75 (13'1" x 12'3")**

Southerly aspect double glazed French opening doors and double glazed window. Two radiators. Coving. Through way to:

**Open-Plan Kitchen**

**3.13 x 2.62 (10'3" x 8'7")**

A range of modern high gloss wall and base units. Attractive working surfaces incorporating a stainless steel sink with mixer tap. Fitted electric Zanussi oven and four ring gas hob with extractor fan over. Space and plumbing for washing machine. Further space for appliances. Attractive tiled splashback. Down lights. Coving. Double glazed window. Tiled floor. Cupboard enclosed Ideal Logic combi boiler.

**Bedroom One**

**2.97 x 2.87 (9'8" x 9'4")**

Matching built-in wardrobes with shelf and hanging space. Radiator. Double glazed window to front. Coving. Door to:

**En-Suite**

Low level flush WC. Wash hand basin set in a vanity unit

with a mixer tap. Tiled floor and walls. Heated towel rail. Fitted shower cubicle with fitted shower and hang rail. Tiled splashbacks.

**Bedroom Two**

**3.95 x 2.69 (12'1" x 8'9")**

Coving. Radiator. Double glazed window to front.

**Rear Garden**

South facing fence and wall enclosed rear garden being beautifully paved throughout with stone areas, mature bushes and shrubs bordering, a timber built shed, and side access.

**Driveway**

Brick Herringbone laid driveway providing an off-road private parking space.

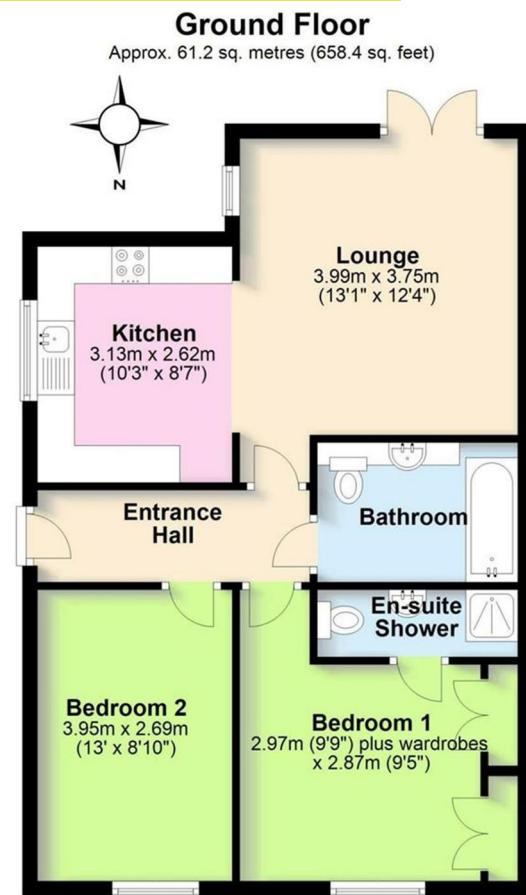
**Tenure**

Freehold

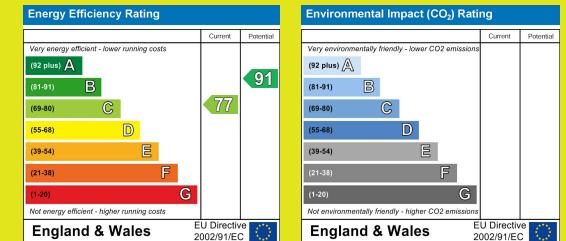
Service charge is approx £1000 per annum to cover driveway, lighting, gardening and maintenance of all services running into the property.



## Floor Plan Mill Road



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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