



6 Derwent Drive, Worthing, BN12 6LA  
Asking Price £395,000

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A Spacious three bedroom detached bungalow. The front of the property benefits from a large private driveway providing ample parking, along with a garage for additional storage. The bungalow features a spacious lounge and a conservatory overlooking the garden. The accommodation includes three bedrooms, a fitted kitchen, and a family bathroom. One of the key features is the substantial rear garden. Viewing is highly recommended to appreciate this bungalow.

- Off road parking
- Garage
- South facing lounge
- Three bedrooms
- Link detached bungalow
- Large rear garden
- Modern bathroom
- Viewing highly advised





### Hallway

Cupboards with shelving. Radiator. Inset spotlighting.

### Lounge

6.44 x 2.90 (21'1" x 9'6")

Inset spotlighting. Double glazed windows. Multiple radiators. leading round to:

### Kitchen

3.39 x 2.06 (11'1" x 6'9")

Modern fitted cupboards. Steel sink with single drainer. Roll edge counter worktops. Fitted oven. Electric hob with concealed extractor hood. Double glazed Windows. Double glazed door providing side access. Tiled walls,

### Bathroom

Vanity wash basin with storage cupboards below. Toilet with cistern. Panelled bath with hand held shower head. Separate shower cubicle. Electric



heater. Heated towel rail. Fully tiled walls. Double glazed window.

### Bedroom one

4.05 x 3.28 (13'3" x 10'9")

Inset spotlighting. Radiator. Double glazed window.

### Bedroom two

3.25 x 2.38 (10'7" x 7'9")

Radiator. Double glazed window. Inset spotlighting.

### Bedroom three

3.11 x 2.83 (10'2" x 9'3")

Radiator. Double glazed window and door out to:

### Conservatory

3.28 x 2.77 (10'9" x 9'1")

Radiator. Inset spotlighting. Double glazed windows and patio doors out to:



### Rear garden

Patio area with access to garage. Grassed area.

### Front garden

Private off street parking leading to front of garage and front door.

### Garage

5.50 x 2.69 (18'0" x 8'9")

Up and over garage door. Lighting. Electric metres and fuse box. Power points. Access to rear garden.

### Required Information

Estate Management Charge:

Council tax band: D

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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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