



Clyde Close, Worthing, West Sussex BN13 3LQ

Offers Over **£400,000**



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Semi-Detached Bungalow
- Beautifully Presented
- Lounge with Rear Garden Views
- Modern Kitchen/Breakfast Room
- Two Double Bedrooms
- West Facing Garden
- Peaceful Location
- Corner Position
- Garage
- Off Road Parking

Beautifully presented throughout, this superb two double bedroom bungalow has been thoughtfully extended to provide bright, spacious and well-balanced accommodation. Featuring a generous dual-purpose kitchen/breakfast room, an impressive living room overlooking the rear garden, a luxurious shower room, garage, off-road parking and a beautifully maintained rear garden, this delightful home is ideal for those seeking stylish single-storey living.





INTERNAL

A welcoming entrance hall provides access to the accommodation and benefits from useful built-in storage cupboards. To the rear of the property, the spacious living room enjoys a pleasant outlook over the garden, creating a relaxing space to unwind, with direct access to the outdoor entertaining area.

The impressive kitchen/breakfast room has been extended to create the heart of the home. Boasting a triple aspect, the room is flooded with natural light and features an attractive range of sleek contemporary units complemented by generous worktop space, room for appliances and a breakfast bar, ideal for casual dining. Views over the rear garden and direct access outside make this an excellent space for both everyday living and entertaining.

There are two well-proportioned double bedrooms, both beautifully presented, and the accommodation is completed by a stylish, contemporary shower room featuring a luxurious walk-in shower and quality fittings.

EXTERNAL

The front garden is mainly laid to lawn, with a private driveway providing off-road parking and leading to the garage. The garage benefits from a personal door giving convenient access to the rear garden.

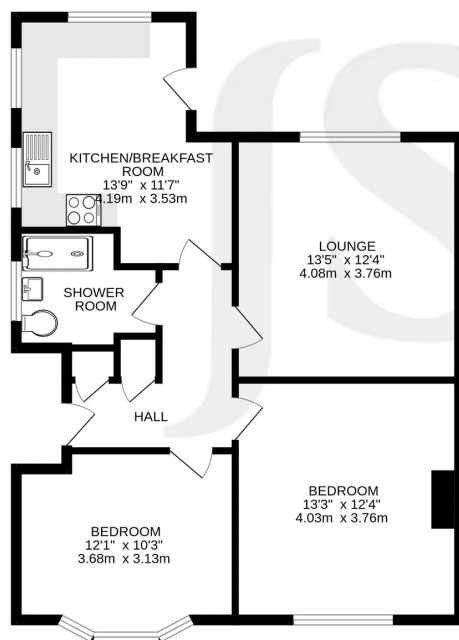
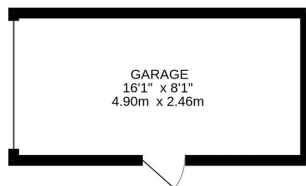
The enclosed rear garden is a particular feature of the property, offering a generous and private outdoor space. Predominantly laid to lawn, it is complemented by established shrub borders and an attractive decked seating area, providing the perfect setting for al fresco dining, entertaining or simply relaxing in the warmer months.

SITUATED

This delightful bungalow is ideally situated in the popular residential area of Fleetwing, on the outskirts of Worthing. The location offers an excellent balance of convenience and lifestyle, with a variety of local shopping facilities and green open spaces just a short distance away. Excellent transport connections are available, with regular bus routes providing easy access to the surrounding districts as well as Worthing town centre, which is approximately 2.9 miles away. Here you will find a comprehensive range of shopping amenities, together with restaurants, cafés, traditional pubs, cinemas, theatres, and leisure facilities, ensuring there is always something to enjoy.

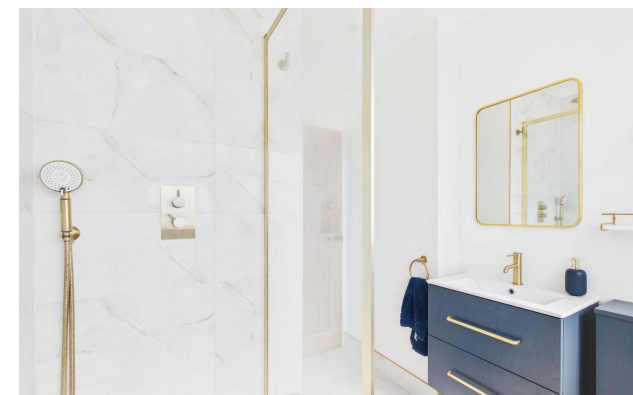


GROUND FLOOR



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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Whilst we endeavour to make out 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) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	