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9 Lingfield Close, Worthing - BN13 2DZ

£439,950









9 Lingfield Close

Worthing

An extended two double bedroom semi detached chalet bungalow forming part of a secluded cul-de-sac within the catchment area of Salvington. The accommodation consists of a reception hall, lounge, dining room, kitchen, ground floor bedroom, ground floor shower room/utility room, first floor landing, first floor bedroom with En-suite bathroom/WC, private driveway, front and rear gardens. The rear garden has been completely landscaped and is now a feature of the property with cabin.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Viewing Recommended
- Two Bedrooms
- Off Road Parking
- Semi Detached Chalet
- Dining Room
- Private Rear Garden
- Ensuite Bathroom& Shower/utility rm
- EPC Rating C

Entrance
Front door to:

Reception Hall
Dimensions: 22′11 x 3′8. Radiator. Levelled and coved ceiling. Doors to all ground floor rooms. Access to loft.

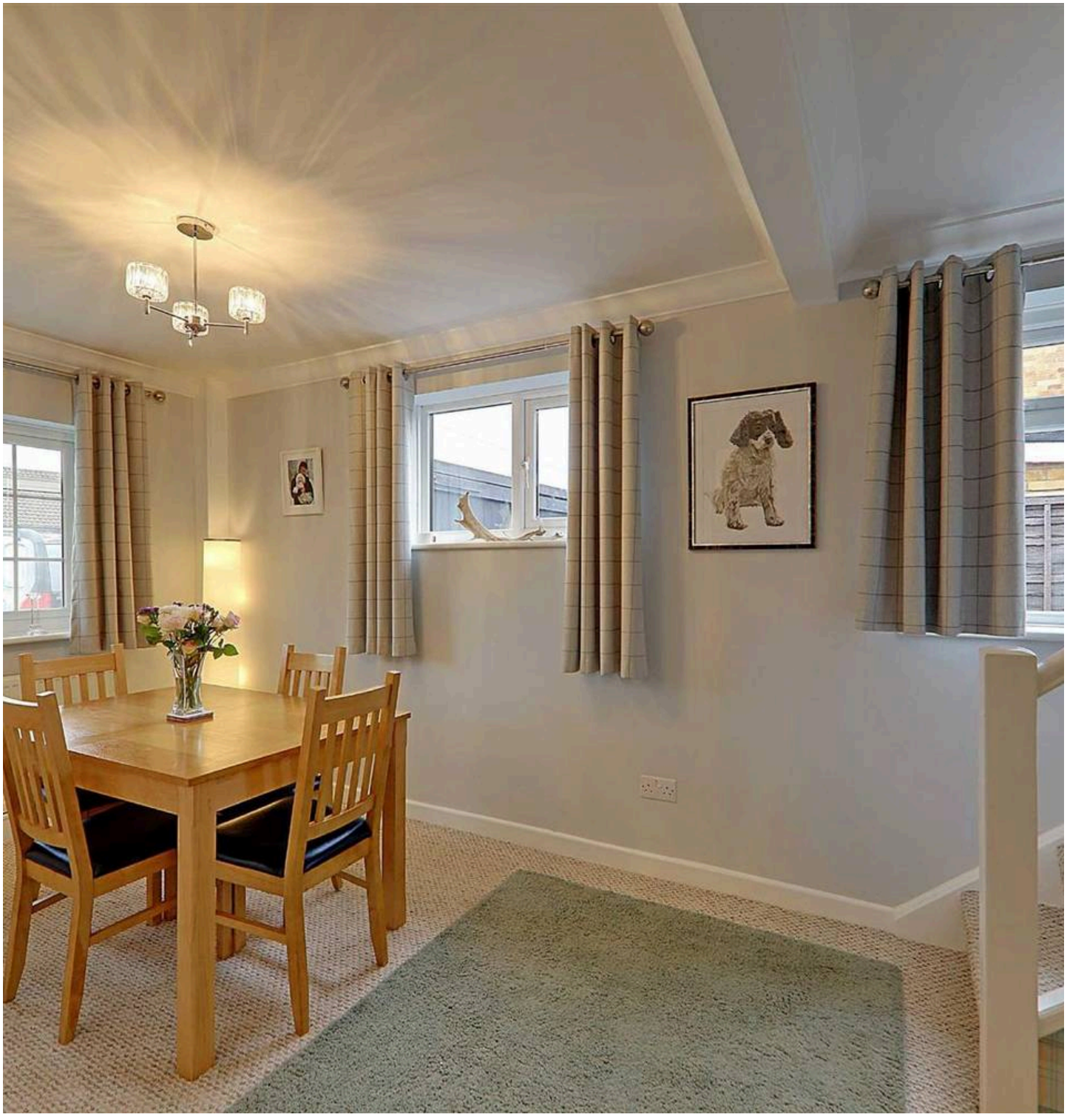
Ground Floor Bedroom 2
Dimensions: 14′2 x 10′1. South aspect via double glazed windows. Radiator. Levelled and coved ceiling.

Dining Room
Dimensions: 15′7 x 7′7. Dual aspect via two West facing double glazed windows and South facing double glazed windows. Radiator. Levelled and coved ceiling. Staircase to first floor landing.

Kitchen
Dimensions: 13′11 x 10′2. Modern fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring halogen hob with extractor hood over. Fitted oven, grill and microwave. Integrated fridge/freezer. Fitted wine cooler. Radiator. Part tiled walls. Tiled flooring. Levelled and coved ceiling. Two North facing double glazed windows. Double glazed door to rear garden.

Lounge
Dimensions: 13′5 x 10′2. North aspect via double glazed French doors onto and overlooking the rear garden. Radiator. Levelled and coved ceiling.

Ground Floor Shower Room/Utility
Dimensions: 7′8 x 6′0. Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Push button w.c. Roll top work surface incorporating sink with mixer taps, space for washing machine and tumble dryer below. Part tiled walls. Radiator. Levelled and coved ceiling with spotlights. Understairs storage cupboard. Obscure glass double glazed window.



Bedroom One
Dimensions: 15'7 x 12'7. South aspect via double glazed windows. Feature wall. Radiator. Eaves storage cupboard. Levelled ceiling with spotlights. Opening to en-suite bathroom.

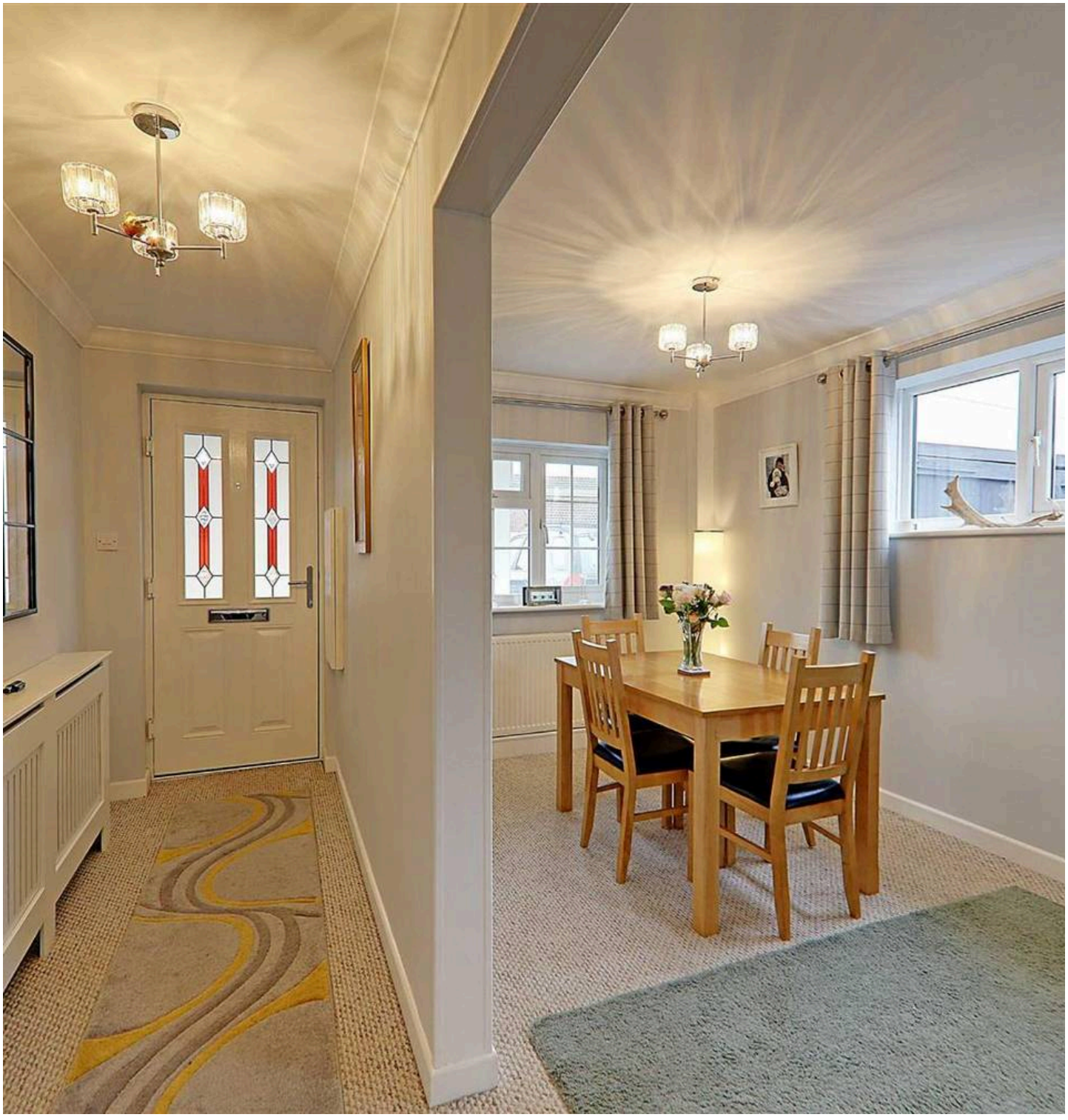
En-Suite Bathroom
Dimensions: 7'7 x 7'3. Fitted suite comprising of a panelled bath with shower attachment, step in shower cubicle with shower unit and tiled surround, wash hand basin with mixer taps and push button w.c. Radiator. Part tiled walls. Levelled ceiling with spotlights. Double glazed window.

Outside

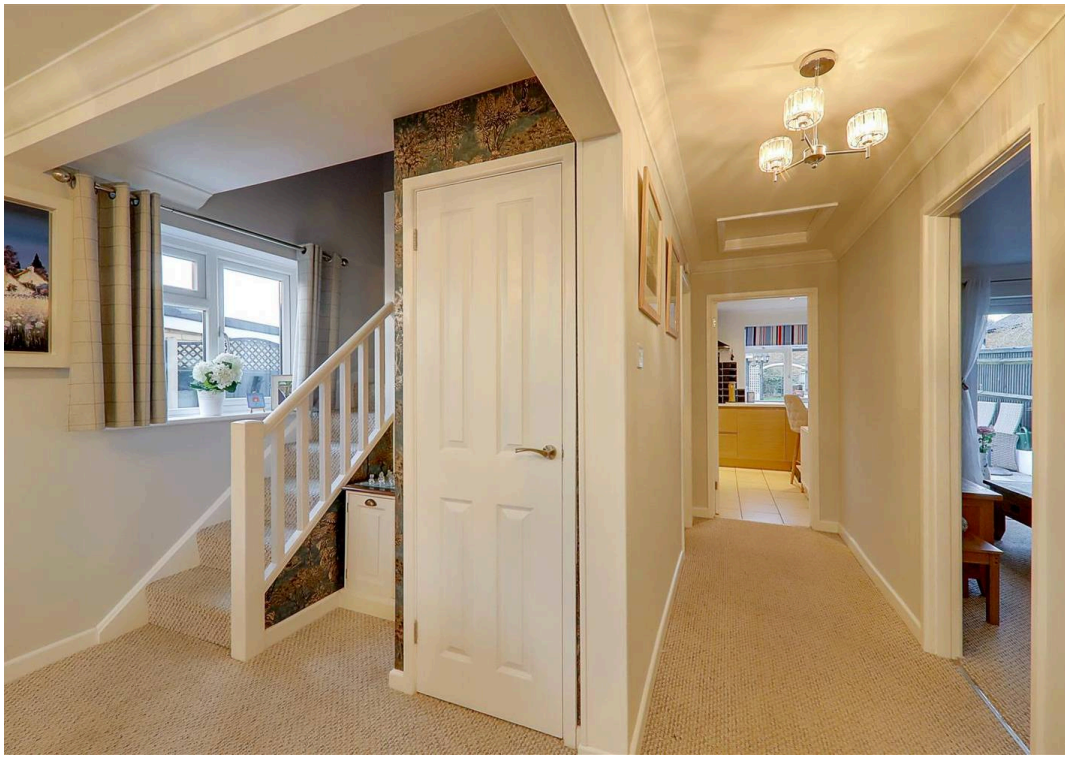
Front Garden
Laid to lawn with flower and shrub border.

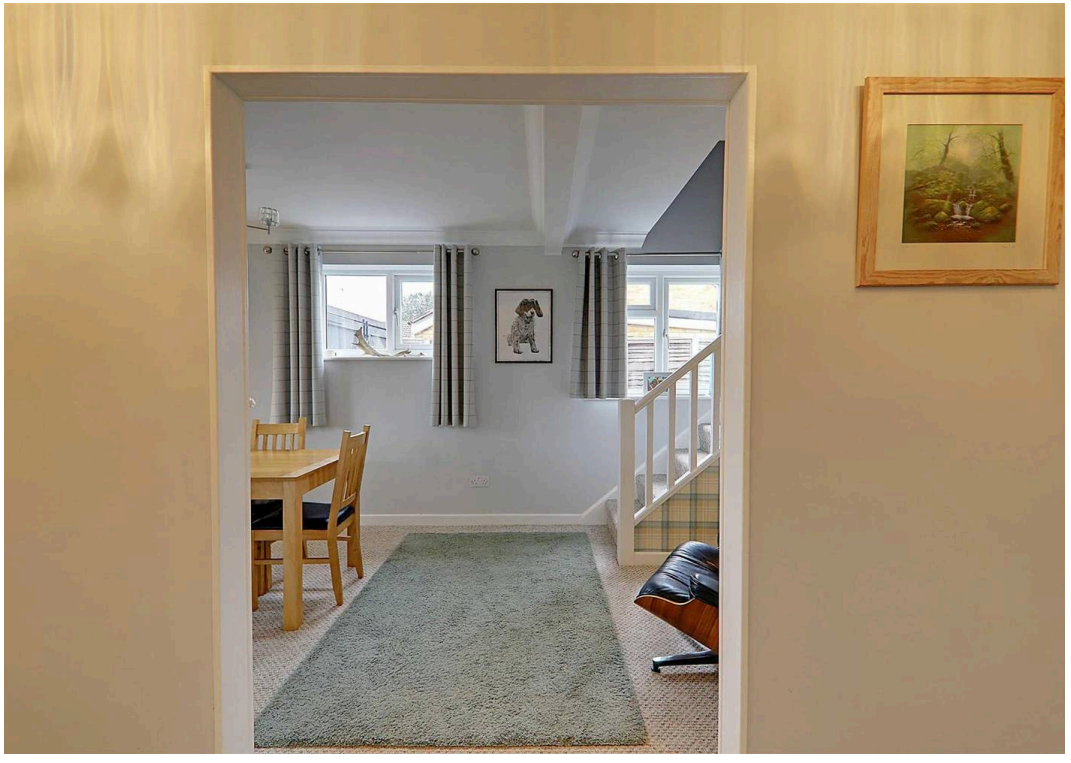
Rear Garden
The rear garden is a feature of the property having recently been completely landscaped with patio area nearer the house extending to one side with double gates to front. Steps up to additional raised patio area and lawn with pathway and raised flower borders. Fishpond and decking area leading to cabin. Shed at rear with additional garden area.

Private Driveway
Providing off street parking. Side gate to rear garden.















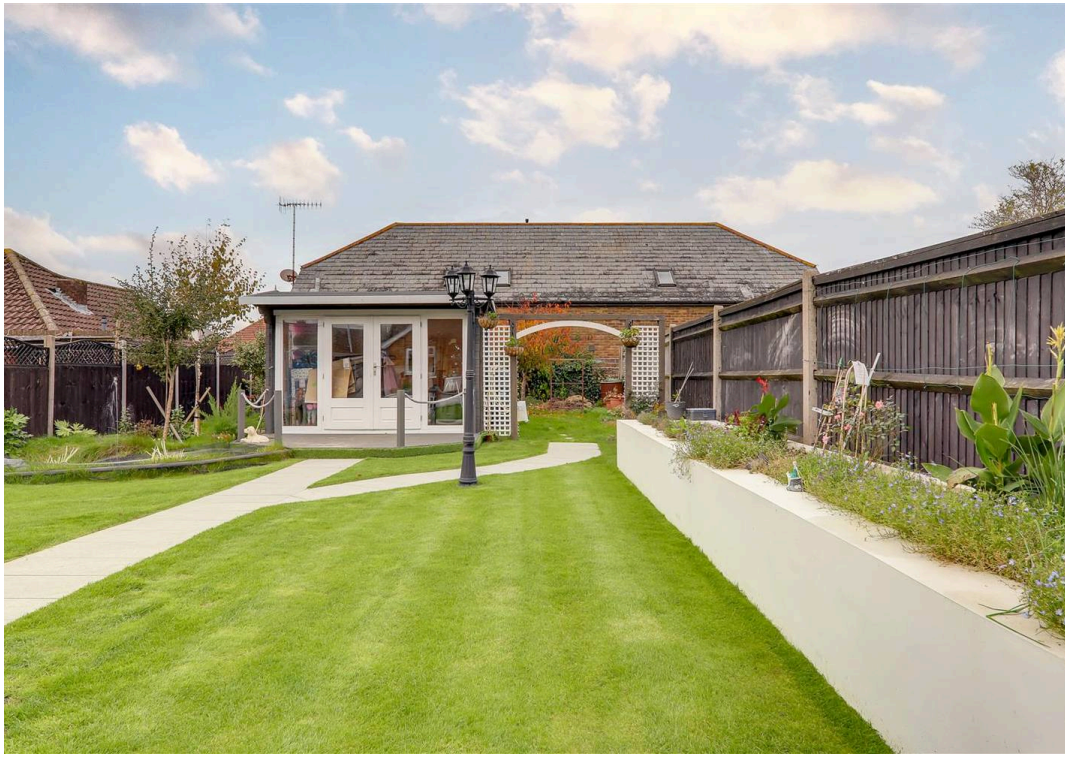












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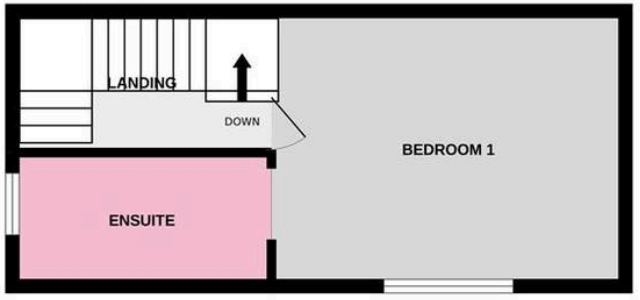
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GROUND FLOOR



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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