



**Greyfriars Close, Salvington, Worthing BN13 2DR**

Guide Price **£400,000**



**Property Type:** Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Sun Room
- Bathroom
- Separate WC
- Garage
- Off Road Parking
- Chain Free



Spacious two-bedroom detached bungalow with dual-aspect lounge/diner, kitchen leading to sun room and garden, two double bedrooms, bathroom and separate WC. Private driveway, garage, and mature gardens front and rear. In need of modernization, offering excellent potential in a desirable location with off-road parking. Being sold chain free.



### **INTERNAL**

The property is entered via an entrance hall with built-in storage and an airing cupboard. The lounge/diner enjoys a dual aspect, including a charming bay window, and provides ample space for both living and dining furniture. The kitchen features a range of units with space for appliances, also benefiting from a dual aspect, and has a door leading into the sun room, which in turn offers access to the rear garden. There are two double bedrooms. The bathroom comprises a wash hand basin and inset bath, with a separate WC.

### **EXTERNAL**

The property boasts a private driveway providing off-road parking and leading to the garage. The front garden is enclosed by a wall and planted with a variety of shrubs and flowers. Gated side access leads to the rear garden, which offers a good-sized patio, lawn area with shrub borders, a shed, and a personal door into the garage.



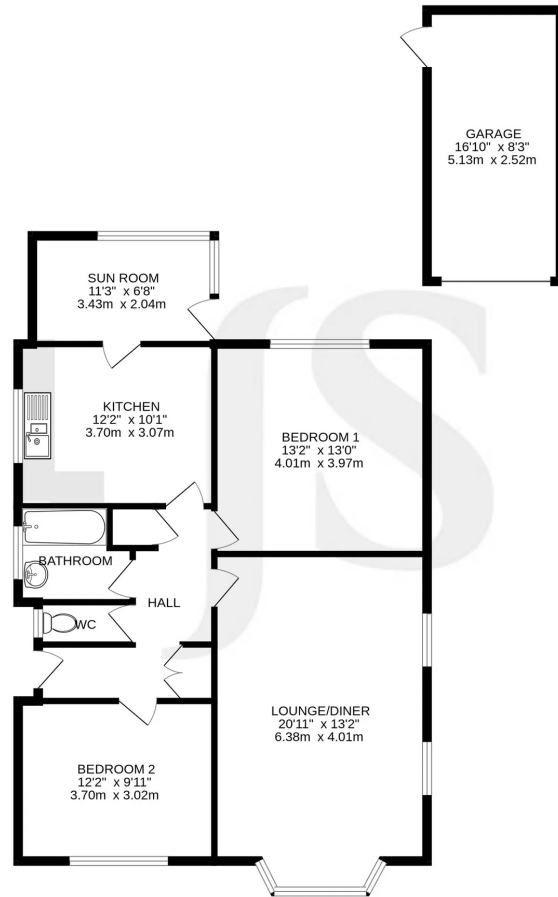
### **SITUATED**

The property enjoys a sought-after position in a well-established residential area, perfectly placed for everyday convenience. Local amenities on Salvington Road, including shops, pubs, and a park, are just a short stroll away, while the vibrant Findon Valley parade offers further facilities such as a GP surgery and the popular Thomas A Becket amenities.

Excellent transport links are close at hand, with regular bus services, easy access to the A24 and A27, and West Worthing railway station just over a mile away—ideal for commuters. Worthing Golf Club, Worthing College, and a selection of well-regarded primary and secondary schools are all within easy reach.

For a broader range of shopping, dining, and leisure opportunities, Worthing Town Centre and the seafront are approximately 2.5 miles away, offering everything from high street and independent stores to restaurants, pubs, cinemas, theatres, and year-round coastal attractions.

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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