



Plantation Way, Worthing BN13 2AF

Guide Price **£375,000**



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi-Detached Bungalow
- Two Double Bedrooms
- West Facing Rear Garden
- Lounge/Dining Room
- Kitchen with Utility Area
- Well Presented
- Bath/Shower Room
- Ample Storage
- Off Road Parking
- Close to Local Amenities

Nicely presented and well-proportioned, this attractive two double bedroom semi-detached bungalow is ideally positioned within a favoured residential area, conveniently located close to local shops and everyday amenities. The property offers comfortable and versatile accommodation, including a spacious lounge/dining room, fitted kitchen with useful utility area, two double bedrooms and a well-appointed bathroom. Outside, there is ample off-road parking to the front, side access and a pleasant west-facing rear garden with lawn and decked seating area.





INTERNAL

A welcoming porch leads into the entrance hall, which provides access to the principal rooms and benefits from a useful storage cupboard. The good-sized lounge/dining room is a comfortable and versatile space, with a front-facing window providing views over the front of the property and ample room for both lounge and dining furniture.

The kitchen is fitted with a good range of units, offering plenty of storage and workspace together with space for appliances. From here, there is access into the useful utility area, which in turn provides a door leading directly outside.

There are two well-proportioned double bedrooms. The principal bedroom is particularly appealing, featuring fitted wardrobes and drawers together with French doors opening directly onto the rear garden, creating a lovely connection with the outside space. The second double bedroom is currently arranged as a dining room, demonstrating the flexibility of the accommodation and providing an excellent alternative use depending on individual requirements.

The bathroom is well equipped with a shower cubicle, bath, WC and wash hand basin, completing the accommodation.

EXTERNAL

To the front of the property, there is ample off-road parking, providing excellent convenience for residents and visitors, together with side access leading through to the rear garden.

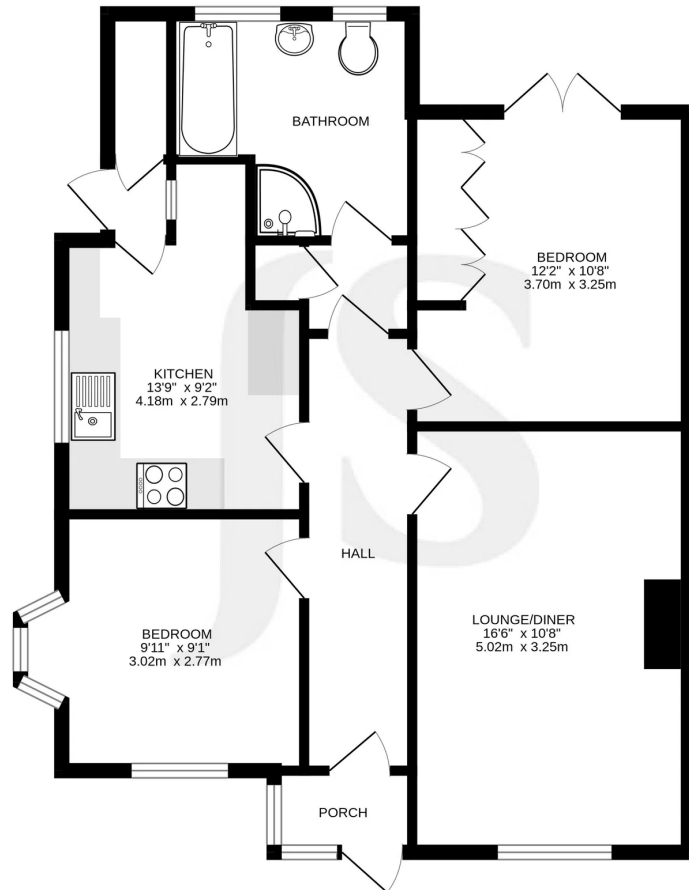
The attractive west-facing rear garden offers a good degree of outdoor space, with a lawned area complemented by a decked seating area, providing a pleasant setting for relaxing and entertaining outdoors. The west-facing aspect also allows the garden to benefit from afternoon and evening sunshine.

SITUATED

The property is situated on the borders of Offington within close proximity to the local amenities on Salvington Road; with shops, pubs and local park nearby. Also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 2 1/2 miles away. The nearest train station is West Worthing which is just over a mile away.



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		
(69-80) C	72	77
(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	