



- EXTENDED THREE BEDROOM BUNGALOW
- FEATURE 21FT GARDEN ROOM
- EXCELLENT PRESENTATION THROUGHOUT
- CORNER PLOT WITH GARDENS TO THREE SIDES
- GARAGE AND OFF ROAD PARKING
- POPULAR TARRING LOCATION



Selsey Close
 Worthing BN13 1LQ

**Offers in Excess of
 £450,000**

An extremely well presented extended semi detached bungalow positioned on a corner plot situated in the popular residential location of Tarring. Accommodation comprises a 16'2" South facing lounge, 21'4 garden room, kitchen, three bedrooms and a shower room. Other benefits include gas fired central heating and double glazing throughout. Externally are gardens to three sides, a garage and an off road parking space. Viewings are strongly advised to fully appreciate the quality of this property.

Entrance Hall 21' 4" x 3' 8" Widening to 5' 9" (6.50m x 1.12m)
Double glazed front door. Double panel radiator. Loft access.

Lounge 16' 2" x 11' 0" (4.92m x 3.35m)
Double glazed window to the front. Fireplace with tile surround, mantle and hearth. Double panel radiator.

Sitting Room / Garden Room 21' 4" x 9' 2" (6.50m x 2.79m)
Triple aspect room with double glazed, double opening doors to the garden, a double glazed door giving access to the rear garden and a double glazed window to the front. Glazed roof lantern window providing additional light. Two double panel radiators.

Kitchen 11' 4"max x 11' 2"max (3.45m x 3.40m)
Double glazed window to the rear. Worktops with inset butler sink and mixer taps. Range of base units and drawers with matching wall mounted cupboards. Fitted over with Four ring hob over. Space and plumbing for a washing machine and dishwasher. Additional spaces for a tumble dryer and a fridge freezer. Inset ceiling spot lights.

Bedroom 1 13' 5" x 9' 10" (4.09m x 2.99m)
Double glazed window to the front. Double glazed double opening doors to the garden room Double panel radiator.

Bedroom 2 13' 0" x 11' 0" (3.96m x 3.35m)
Double glazed, leaded light door to the rear garden. Double glazed, leaded light window to the rear. Double panel radiator.

Bedroom 3 9' 1" x 7' 10" (2.77m x 2.39m)
Double glazed window to the front. Double panel radiator.

Shower Room
Tiled wet room with two double glazed windows to the rear. Wall mounted shower unit. Low level WC. Pedestal wash hand basin. Double panel radiator.

Garage 16' 9" x 8' 9" (5.10m x 2.66m)
****NEW ROOF**** Up and over door. Double glazed door to the side. Two double glazed windows. Power points. There is off road parking to the front of the garage.

Gardens
Being on a corner plot, this property has gardens to three sides with separate enclosed gardens to the side and rear and an open plan space to the front.



