



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Rockingham Close, Worthing, West Sussex, BN13 2NU

A WELL PRESENTED 2 BED SEMI-DET BUNGALOW IN QUIET CUL-DE-SAC

- Two Bedrooms
- 17'4" Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Gas Heating
- Double Glazing
- Private Driveway & Garage
- Superb South Rear Garden

£359,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow in a quiet cul-de-sac in Salvington, within walking distance of bus services, local shops and library. The accommodation features spacious lounge/dining room, modern fitted kitchen, two bedrooms and modern fitted shower room/WC. Outside there is a superb feature South facing secluded rear garden, private brick inlay driveway and garage. Further features include gas heating and double glazing. Viewing is highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO ENTRANCE

LOUNGE/DINING ROOM - 5.28m x 3.71m (17' 4" x 12' 2")

In the lounge area there is a double glazed window, radiator, electric fire with feature surround and overhead mantel, textured ceiling, in the dining area there is space for a dining room table, radiator, textured ceiling, door to -

INNER HALL

With hatch to roof space.

BEDROOM ONE - 3.81m x 3.71m (12' 6" x 12' 2")

Double glazed window, radiator, flat ceiling.

BEDROOM TWO - 2.74m x 2.64m (9' x 8' 8")

Double glazed window, radiator, textured ceiling.

MODERN FITTED SHOWER ROOM/WC

Comprising corner step-in shower cubicle with shower unit, low level WC, wash hand basin with cupboards under and adjacent display surfaces with cupboards under, frosted double glazed window, fully tiled walls, heated towel rail, textured ceiling, extractor.



FROM THE LOUNGE

Door to -

SUPERB MODERN FITTED KITCHEN - 4.27m x 2.62m (14' x 8' 7")

Excellent range of white fronted units comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, space and plumbing for washing machine, roll top work surface adjacent with fitted Bosch oven and 4-ring gas hob with stainless steel extractor over, roll top work surface adjacent with cupboards and drawers under and eye level cupboards over, breakfast bar, further roll top work surface with cupboards under, space for fridge with cupboard over, cupboard housing the gas fired boiler which supplies domestic hot water and central heating, space for tall fridge/freezer, radiator, part tiled walls, textured ceiling with spotlights, double glazed door leading to the feature South facing rear garden.

OUTSIDE

FEATURE SOUTH FACING SECLUDED REAR GARDEN

Brick Inlay patio and path, shaped lawned area with plant, shrub and hedging borders, garden shed, private gate leading to the side of the property, outside water tap.

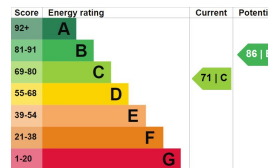
PRIVATE BRICK INLAY DRIVEWAY LEADING TO -

GARAGE

With up and over door.

FRONT GARDEN

Laid to lawn.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.