



12 Seldens Way, Worthing, BN13 2DL  
Prices From £399,950

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Chain free two bedroom detached bungalow in the popular Salvington location within close proximity to local shops, schools and bus services. The internal accommodation briefly comprises; two double bedrooms, a family kitchen, south aspect lounge, shower room and a versatile loft room. Externally the property benefits from off road parking and a generous 60ft garden. While the property requires some modernisation throughout, it offers lots of potential.

- Detached Bungalow
- Two Double Bedrooms
- Large 60ft Garden
- Off Road Parking
- In Need Of Modernisation Throughout
- Loft Room
- Chain Free
- Popular Salvington Location





### Covered entrance porch to glazed wooden front door

### Entrance Hallway

Radiator. Access to cupboard housing electric meter and fuse box.

### Lounge

3.64 x 3.32 (11'11" x 10'10")

Wood panelled door. South aspect lounge. Chimney. Picture rail. Radiator. Carpeted. Double glazed window.

### Bedroom One

3.64 x 3.34 (11'11" x 10'11")

Double bedroom. South aspect. Double glazed window. Radiator. Picture rail. Carpeted. Pendant light. Wood panelled door.

### Shower Room

2.33 x 1.80 (7'7" x 5'10")

Part tiled walls. Close coupled WC with hand grab rail. Radiator. Obscure double glazed window. Pedestal wash hand basin. Electric shower over shower tray. Wood panelled door.

### Bedroom Two

3.35 x 2.72 (10'11" x 8'11")

Double bedroom overlooking the garden. Wooden floor boards. Wood panelled door. Radiator. Picture rail. Dual aspect via North and East double glazed windows.

### Kitchen

4.61 x 3.64 max (15'1" x 11'11" max)

Vinyl flooring. Range of base units with matching wall mounted cabinets. Freestanding oven with four ring gas hob. 'Baxi' boiler. Space

for freestanding under counter washing machine. 1.5 bowl sink incorporating drainer. Kitchen larder cupboard housing gas meter. Side door from the kitchen leading outside. Obscure glass double glazed window above sink. French doors opening to the garden.

### Loft Room

5.75 x 3.75 max (18'10" x 12'3" max)

Open riser staircase from kitchen up to the loft room. Dual aspect via Velux windows. Power and light. Ample eaves storage.

### Garden

Generous 60ft rear garden mostly laid to lawn. Conifer trees along the rear fence line providing privacy. Side gate providing access to the front of the property.

### Parking

Driveway to the front of the property providing off road parking.





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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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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