



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-DETACHED BUNGALOW IN QUIET CUL-DE-SAC

- 18' Spacious Lounge
- 13'7 Separate Dining Room/Study
- Two Bedrooms
- Feature Modern Bathroom
- 14' Kitchen
- Gas Heating & Double Glazing
- Long Driveway & Garage
- Secluded South Facing Garden

£349,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached bungalow in a quiet cul-de-sac in the popular area of Salvington. The accommodation features spacious lounge, separate dining room/study, kitchen and feature bathroom. Outside is a feature secluded South facing rear garden, front garden, private driveway and garage. Further features include gas heating and double glazing. Viewing is highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR

With double glazed side window to -

ENTRANCE PORCH

With feature wood effect floor, handy cloaks cupboard with hanging rail and shelving, door to -

SPACIOUS LOUNGE - 6.05m x 3.78m (18' x 12' 5")

Narrowing in one corner to 7'8". Double glazed window, two radiators, feature wood effect floor, attractive part wooden panelled walls, flat ceiling, door to -

INNER HALLWAY

With feature wood effect flooring, storage cupboard with shelving, hatch to roof space.

BEDROOM ONE - 3.73m x 3.35m (12' 4" x 10')

Double glazed window, built-in double wardrobe with hanging rail and shelf, radiator, flat ceiling.

BEDROOM TWO - 2.59m x 2.18m (8' 7" x 7' 2")

Double glazed window overlooking the rear garden, built-in double wardrobe with hanging rail and shelf.

FEATURE MODERN FITTED BATHROOM

Comprising P shaped white bath with fitted shower attachment and shower screen, wash hand basin with cupboard under, low level WC, heated towel rail, fully tiled walls, tiled floor, frosted double glazed window.



KITCHEN - 4.27m x 2.64m (14' x 8' 8")

Comprising single drainer stainless steel sink unit with cupboards under, worktop either side with cupboards and drawers under, eye level cupboards over, electric cooker point and space for cooker, space and plumbing for washing machine, radiator, further wall mounted fitted cupboards, tall fitted larder storage cupboard, textured ceiling, part tiled walls, double glazed window, double glazed door to -

DINING ROOM/STUDY - 4.14m x 3.45m (13' 7" x 11' 4")

With feature wood effect floor, handy storage, power and light, double glazed window, double glazed French style doors leading to the feature secluded South facing rear garden.

OUTSIDE

SECLUDED SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property being South facing and completely secluded, the main rear garden is laid mainly to lawn with plant, shrub and hedge boundaries, paved patio area, greenhouse, garden shed with power, good size side area where there is a vegetable plot, personal door to garage and gate giving access to the front of the property.

FRONT GARDEN

Laid to lawn with brick path leading to the front door.

PRIVATE DRIVEWAY

With space for up to three cars, leading to -

GARAGE

With up and over door.

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.