



**Plantation Way, Worthing, West Sussex BN13 2AF**

Offers Over **£300,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

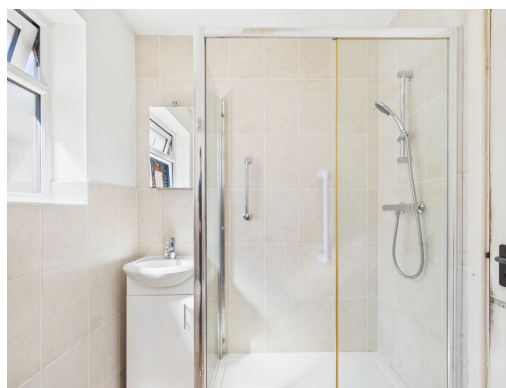
**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Semi-Detached Bungalow
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Good Sized Rear Garden
- Modern Shower Room
- Modernisation Required
- Chain Free
- Potential for Off Road Parking (STNC)
- Close to Local Amenities

Situated in a popular residential setting, this two-bedroom semi-detached bungalow offers an exciting opportunity for those looking to create a home tailored to their own style. Offered to the market chain free, the property provides well-proportioned accommodation, a generous rear garden and excellent potential for improvement and modernisation. With a good-sized front garden offering the possibility of creating off-road parking, subject to the necessary consents, this is a property with plenty of scope for buyers looking to add value and make their mark.





## INTERNAL

The spacious lounge/diner provides a comfortable and versatile space, positioned at the front of the property, this well-proportioned room offers an excellent opportunity to create a welcoming living and entertaining space.

The kitchen is practical and well arranged, with a range of fitted units, useful pantry cupboard and access to the rear garden via a convenient back door. While the kitchen would benefit from some modernisation, it provides a good foundation for creating a contemporary and stylish space tailored to the new owner's requirements.

There are two well-proportioned bedrooms, offering comfortable accommodation and flexibility for guests, family or home working. A modern shower room completes the internal accommodation.

The property would benefit from some updating throughout, but offers an appealing blank canvas for a purchaser to introduce their own ideas, finishes and personal style.

## EXTERNAL

The generous rear garden is a particular highlight, providing a lovely private outdoor space with excellent potential. Predominantly laid to lawn and bordered by established shrubs, it offers plenty of room for gardening, outdoor entertaining and al fresco dining, while also providing scope for landscaping and creating a garden perfectly suited to individual tastes.

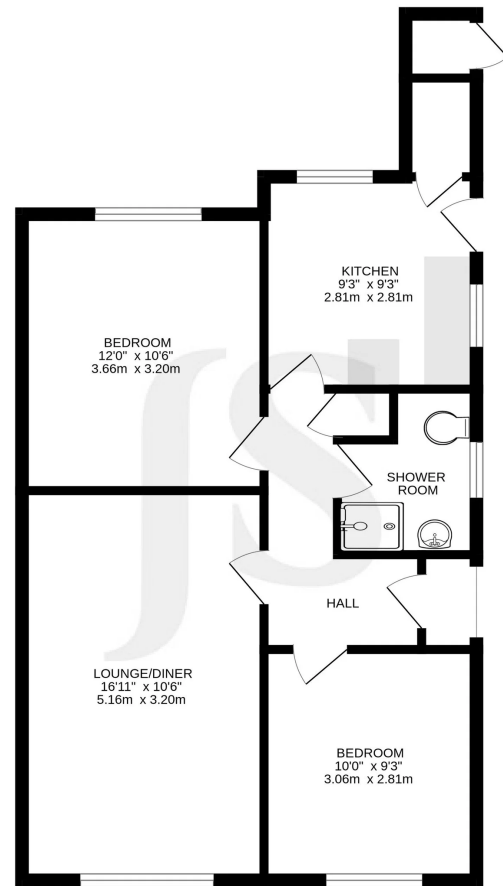
To the front, the property enjoys a good-sized garden which offers further potential to create off-road parking, subject to the necessary consents. The combination of the generous gardens, chain-free position and scope for improvement makes this an exciting opportunity for those seeking a bungalow with potential in a desirable residential location.

## 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.

