



Melrose Close, Worthing, BN13 1NY
£385,000



Property Type: Semi-Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

- Three Bedroom Semi-Detached Bungalow
- Offered With No Onward Chain
- Bright South-Facing Lounge
- Versatile Third Bedroom / Second Reception Room
- Separate Sun Room
- Fitted Kitchen
- Garage & Private Driveway Offering Off Road Parking
- Established Rear Garden
- Quiet Residential Close
- Close to Local Shops & Transport Links

We are delighted to present to the market this attractive semi-detached bungalow, offered with the added benefit of no onward chain. The property offers three well-proportioned bedrooms, a bright south-facing lounge, sun room, fitted kitchen and bathroom. Externally, the property benefits from a garage and rear garden. Conveniently situated, the property is within easy reach of local shops and excellent transport links, making this an ideal home for a range of buyers.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to all rooms as well as a useful storage cupboard. To the rear of the property, there is a fitted kitchen with a range of wall and base units, a built-in electric oven, gas hob, sink and drainer, along with space for a washing machine and integrated fridge/freezer. Off the kitchen is a sun room, with access to the established rear garden. The property offers versatile accommodation with three bedrooms, with the third bedroom also offering the flexibility to be used as a second reception room. The south-facing lounge enjoys plenty of natural light. The bathroom is fitted with a walk-in shower cubicle, WC and wash hand basin.

EXTERNAL

The front garden is laid to shingle, with attractive mature shrub borders. A private driveway provides off road parking and access to the garage, which features an up-and-over door. A timber gate opens onto the rear garden. The rear garden is mainly laid to lawn, complemented by well-established trees and shrubs, and includes a patio area, ideal for outdoor dining and entertaining.

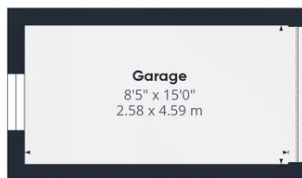
SITUATED

The property is positioned within a quiet residential close and is situated close to The Strand parade of shops, which offers a greengrocer, pharmacy, butcher and medical centre. The closest train station is Durrington-on-Sea, approximately 0.5 miles away, and the property falls within the catchment areas for Field Place Infant School and Orchards Junior School.





Ground Floor Building 1



Ground Floor Building 2



Approximate total area^m

1062 ft²

98.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.