



Seldens Way | Worthing | BN13 2DL
Guide Price **£435,000**



We would love to present this extended detached bungalow with two generous bedrooms, the 17ft lounge opens into a large dining area snug, modern open plan kitchen, bathroom/wc, south facing rear garden, garage and off road parking, the property is well presented and situated in the popular Salvington area close to local amenities.



Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Open Plan Modern Kitchen
- Lounge with Views Over Rear Garden
- Large Dining Area/Sung
- Off Road Parking
- Close To Local Amenities
- Well Presented
- Garage
- South Facing Rear Garden



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Entrance hall with cloaks and airing cupboard, loft hatch accessed via a pull down ladder, partly boarded and houses the tank. Dual aspect lounge is a good size with feature fire surround with coal effect gas fire, sliding doors into the dining area with ample space for table and chairs as well as a snug lounge, lovely views over the rear garden with access outside, this spacious room opens into the modern kitchen with wall and base units, inset sink and drainer, integrated oven with hob over, space for washing machine and fridge/freezer. Bedroom one has a good range of fitted wardrobes and dressing table with a bay window overlooking the front aspect, adjacent is bedroom two also a double room. Modern bathroom with P-Shaped bath with shower over, wash hand basin and separate wc.

EXTERNAL

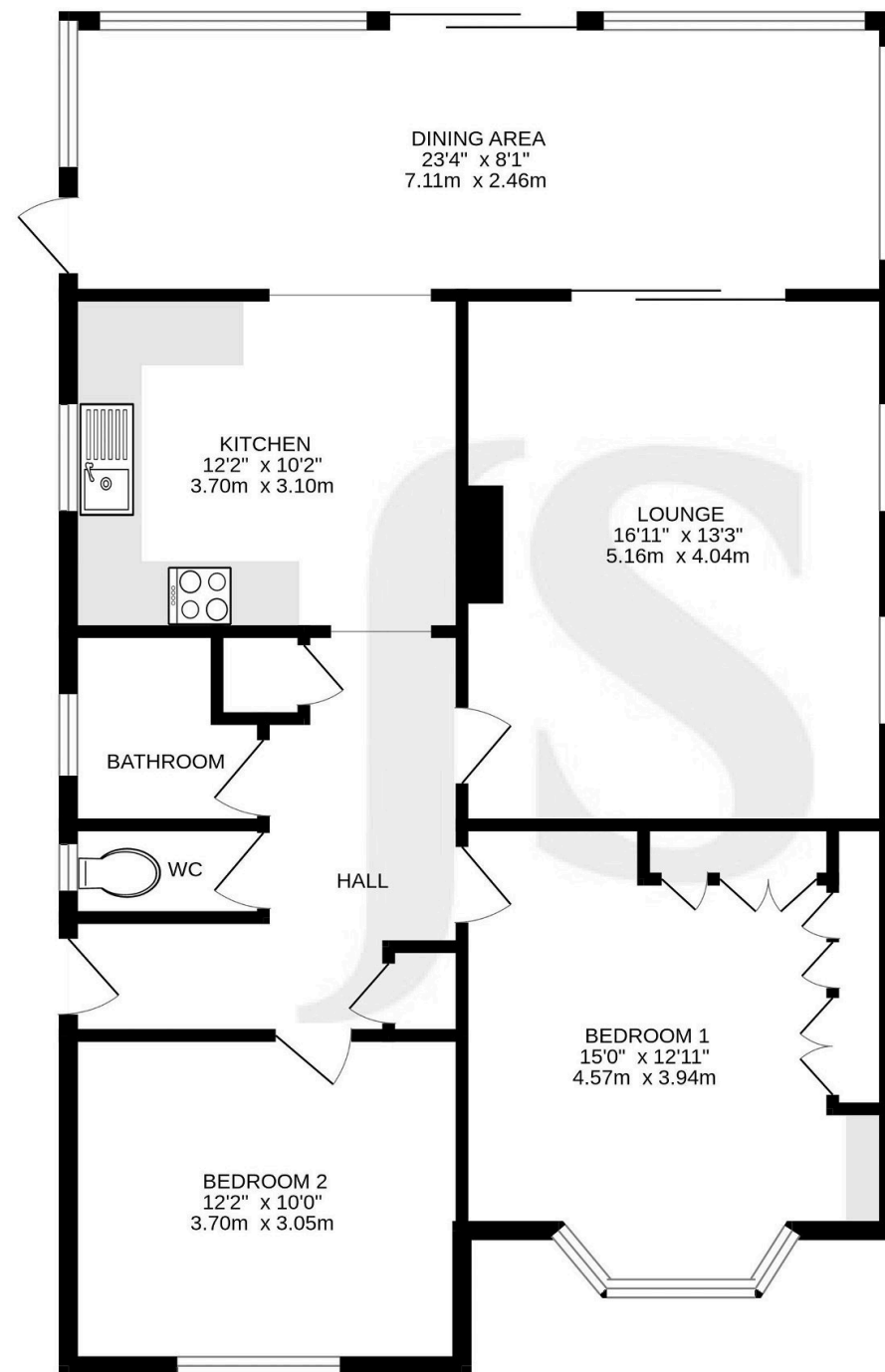
Hardstanding driveway benefitting off road parking and leading to the garage with up and over door. Gated side access to rear. The south facing rear garden is mainly laid to lawn with shrub and flower borders and fence enclosed.

SITUATED

Close proximity to the local amenities on Selden Parade and a local pub or on Salvington Road are more shops and ample transport links. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington on Sea which is approximately two miles away. Bus services run nearby.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 840SqFt

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.