



Benedict Drive | East Worthing | BN11 2NY
Offers Over £360,000



We are delighted to offer for sale this spacious and charming semi detached family bungalow, situated in this highly desirable location, close to shops, amenities and mainline train station. The property boasts two double bedrooms, a spacious west facing lounge/diner, fitted kitchen, bathroom, separate W/C, conservatory, a low maintenance west-facing rear garden and a garage.



Key Features

- Semi Detached Family Bungalow
- Two Double Bedrooms
- West Facing Living/Dining Room
- Modern Fitted Kitchen
- Fitted Bathroom
- Separate W/C
- West Facing Sun Room
- Close To Local Shops, Amenities & Mainline Train Station
- Plenty Of Off Road Parking
- Garage



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The UPVC double glazed front door opens into the welcoming entrance hall, with access to all rooms, large storage cupboard with space to hang coats and store shoes. Situated to the rear of the property is the west facing living/dining room, this room measures a generous 15'10" x 10'11" allowing plenty of space for both living and dining room furniture. Double glazed French doors provide access into the west facing sun room, this light and airy room has views out to the mature rear garden and is the perfect hosting room during those summer months. Positioned adjacent to the living room is the kitchen, it has been fitted with an array of cream shaker style units topped with granite style laminated worktops, creating a smart contemporary finish. There is an integrated oven/hob and space/provisions for multiple white goods. Both double bedrooms are located at the front of the property and face east, they can both fit a large double bed alongside various other bedroom furniture. The bathroom has been fitted with a bath with overhead shower and corner hand wash basin, with the separate w/c located parallel.

EXTERNAL

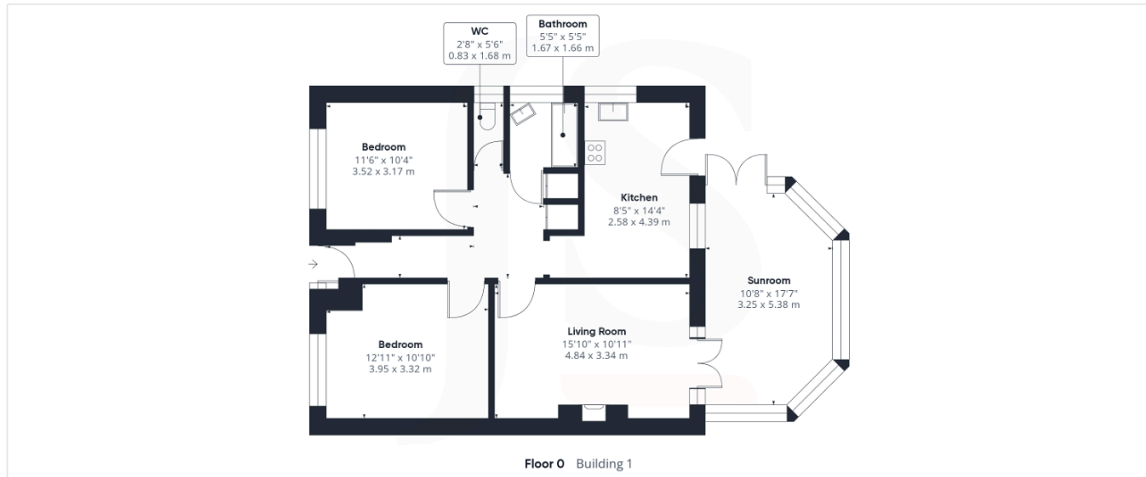
To the front of this substantial plot is the driveway which has been laid with shingle providing off road parking for multiple vehicles. The garage is located to the rear and is located via the shared driveway. The west facing feature rear garden has been lovingly established over many years and boasts an array of mature planted borders along all sides creating a secluded, private space for the whole family to enjoy, with a paved area to the rear covered by a pergola perfect use for an outdoor table and chairs.

LOCATION

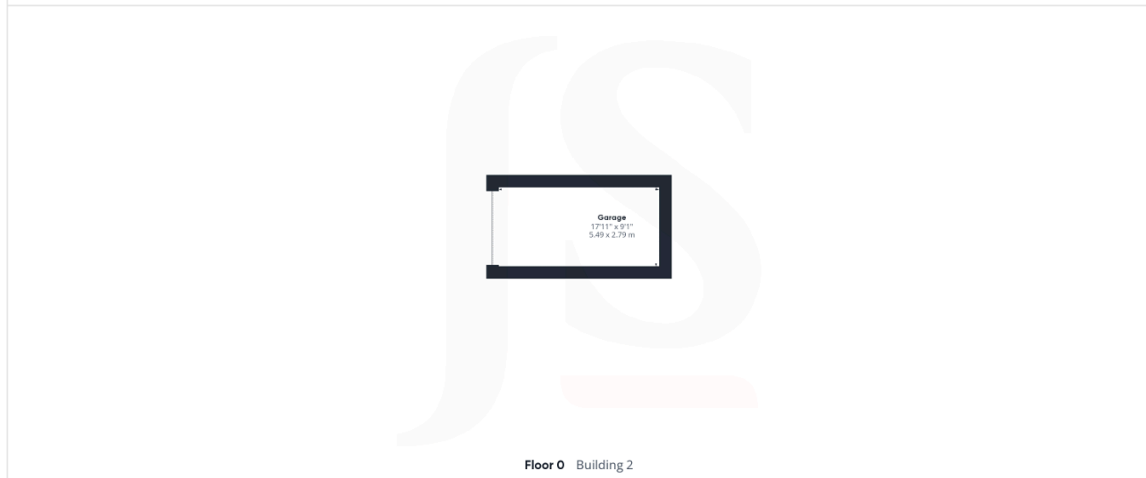
Positioned on this popular residential road in East Worthing, the property is approximately 1 mile to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is approximately 635 metres away. Bus services run nearby. Offering easy access to the A27 and A24, this accessible and convenient location is highly desirable.

Council Tax Band C





Floor 0 Building 1



Floor 0 Building 2

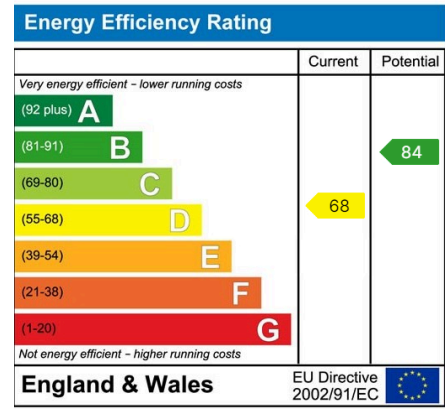


Approximate total area⁹
1081.08 ft²
100.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area *as quoted by EPC: 700 SqFt

Tenure: Freehold

Council tax band: C

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 floor plans 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.

