



**Birkdale Close, Worthing, BN13 2RD**

**Offers Over £415,000**



We are pleased to offer a detached bungalow to the market. The property offers two bedrooms, lounge, kitchen and conservatory. The bungalow also benefits from off road parking, garage, good size rear garden and no ongoing chain.



## Key Features

- Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Off Road Parking
- En-suite WC & Bathroom
- Garage
- Good Size Rear Garden
- CHAIN FREE



2 Bedrooms



1 Bathrooms



1 Reception Rooms

### INTERNAL

Front door leading into the entrance hall with access to rooms, storage cupboard and airing cupboard. The lounge is located to the front of the property and benefits from a fire surround and electric fire. The kitchen comprises of wall and base units, built in eye level oven, gas hob, space and plumbing for washing machine and dishwasher, sink, drainer, gas fired combi boiler and double doors leading out to the conservatory. The conservatory overlooks the rear garden with double doors out. The property offers two bedrooms with the primary bedroom benefitting from an en-suite WC. The bathroom offers P shape bath with shower above, wash hand basin and WC.

### EXTERNAL

To the front there is off road parking leading to the garage which benefits from an up and over door. Gate leading to rear garden. The rear garden has been laid to lawn with a variety of trees and shrubs. Timber shed.

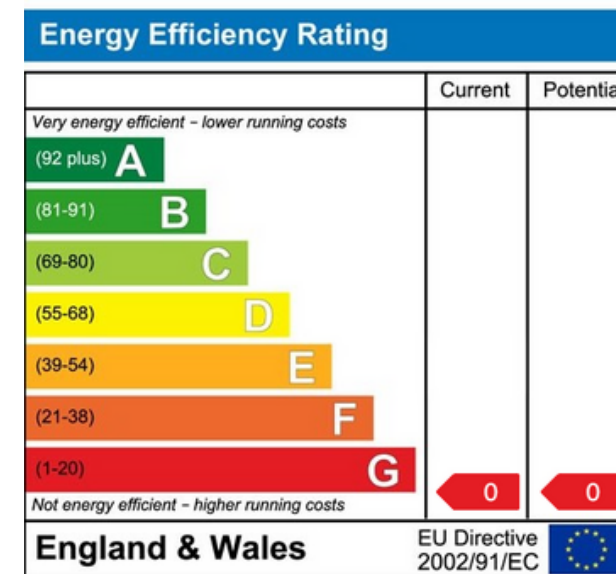
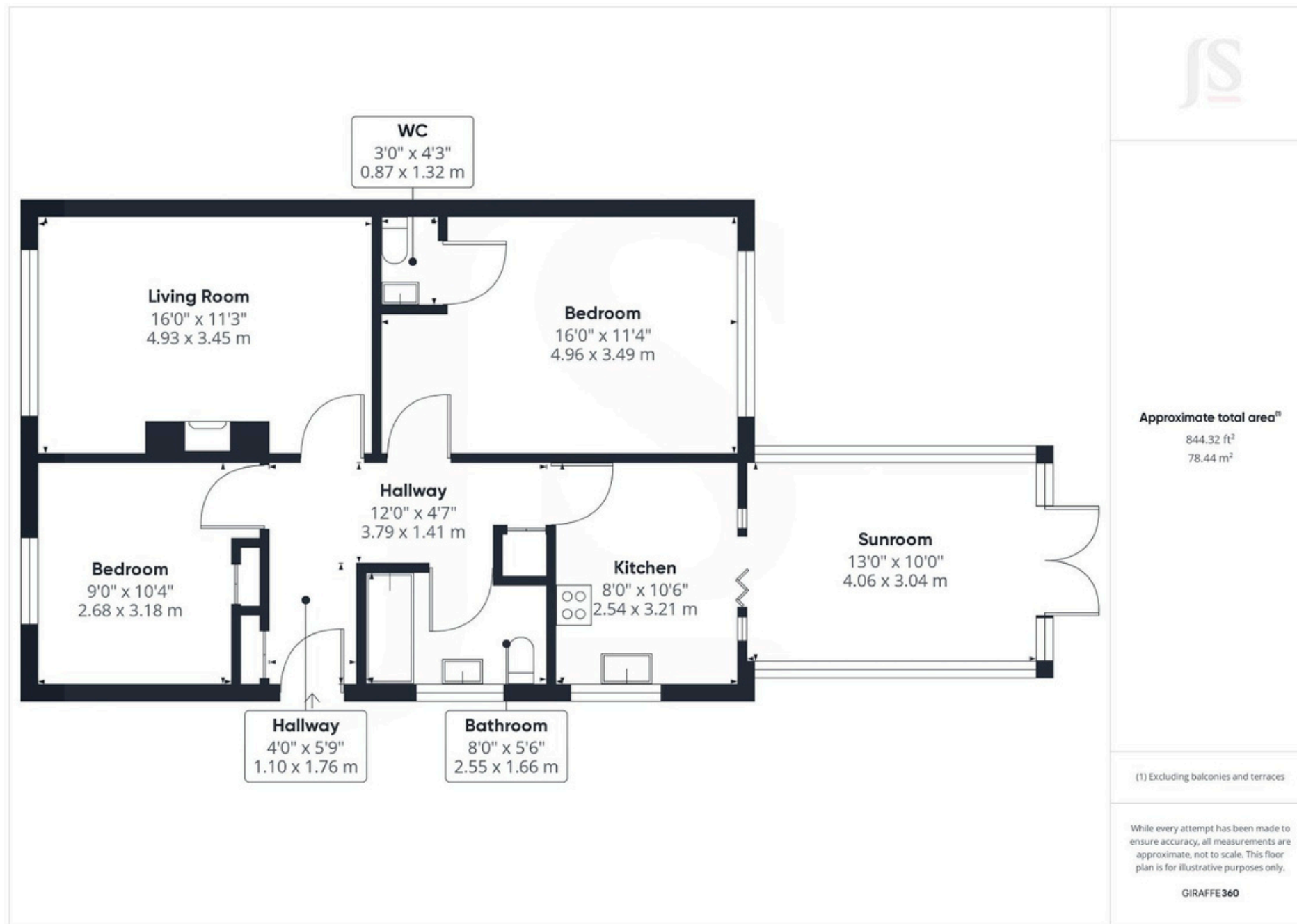
### LOCATION

Located in a quiet close within the lower Salvington area of Worthing. Local shops are within easy reach by foot at nearby Salvington Road. Buses run along New Road and Durrington Hill with the nearest train station being Durrington.

### COUNCIL TAX BAND

D





## Property Details:

Floor area (as quoted by EPC: 67 sqm)

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.