



34 Stone Close | Salvington | Worthing | BN13 2AU

Guide Price **£345,000**



We are pleased to present this semi-detached bungalow with two double bedrooms, fitted kitchen, bathroom, lounge/diner and conservatory. The property benefits from off road parking and a South facing rear garden.



Key features:

- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge/ Diner
- Dual Aspect Kitchen
- Bathroom/WC
- Conservatory
- Off Road Parking
- South Facing Rear Garden
- Close to Local Amenities
- Cul-de Sac Location

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The entrance hall has an airing cupboard, and leads to all main rooms. The fitted kitchen includes base and wall units with inset sink/ drainer and an integrated oven with 4 ring gas hob over. Space for a washing machine, fridge/ freezer and dishwasher. The South facing lounge/ diner benefits from a feature fireplace and leads through to the conservatory which has access to the rear garden. Both bedrooms are doubles and offer views over the front and rear gardens. The bathroom includes a panelled bath with mixer shower over, WC, and wash hand basin with vanity unit.

EXTERNAL Front garden is mainly paved with shrub and flower borders. The driveway provides off road parking and access to the rear. The South facing rear garden is mainly laid to lawn with a patio.

SITUATED Located in the popular area of Salvington. Local amenities can be found close by on Littlehampton Road with Tesco Superstore approximately 1.3 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.2 miles away. The nearest station is West Worthing which is approximately 1.2 miles away. Bus services run nearby.

ENTRANCE HALL

KITCHEN 10' 9" x 7' 6" (3.28m x 2.29m)

LOUNGE/DINER 14' 6" x 10' 8" (4.42m x 3.25m)

CONSERVATORY 10' 5" x 8' 1" (3.18m x 2.46m)

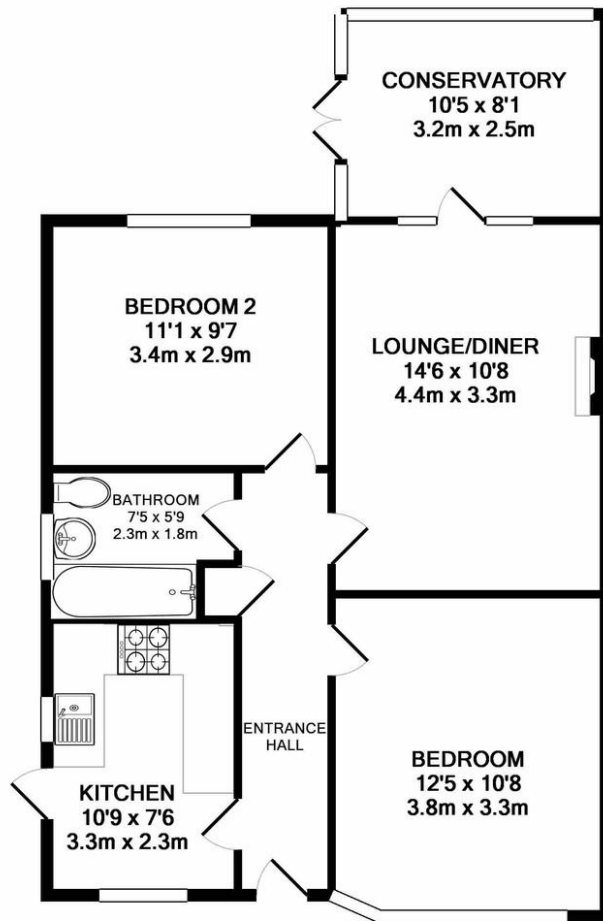
BEDROOM ONE 12' 5" x 8' 1" (3.78m x 2.46m)

BEDROOM TWO 11' 1" x 9' 7" (3.38m x 2.92m)

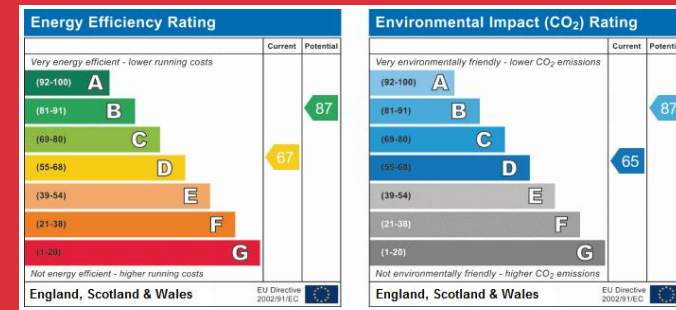
BATHROOM/WC 7' 5" x 5' 9" (2.26m x 1.75m)

COUNCIL TAX Band C





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Details:

Floor Area: 602 sq ft (56 sq m) – Floor area is quoted from the EPC

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 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.