



Rockingham Close | Salvington | Worthing | BN13 2NU

Guide Price **£350,000**



We would like to present this semi-detached bungalow with two double bedrooms. The property has a good sized lounge/diner, fitted kitchen, shower room/wc, master bedroom with en-suite wc, south facing rear garden, garage and off road parking being sold chain free.



## Key features:

- Semi-Detached Bungalow
- Two Double Bedrooms
- 19ft Lounge/Diner
- Fitted Kitchen
- Shower Room/WC
- Master Bedroom with En-Suite
- Garage and Off Road Parking
- South Facing Rear Garden
- Quiet Cul-de-Sac
- Chain Free

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Porch with storage cupboard and opening into a spacious lounge/diner with views over the front garden and space for table and chairs. The kitchen is fitted with base and wall units, work top over, inset sink and drainer, space for cooker, washing machine and fridge/freezer. Large larder cupboard and back door to rear garden. Inner hall has storage cupboard and loft access hatch. Bedroom one a double room with dual aspect a large picture window with door to rear garden. En-suite wc and wash hand basin. Bedroom two also a double room overlooking the front. Shower room comprises a corner shower, wc and wash hand basin.

**EXTERNAL** Block paved driveway which benefits off road parking for several vehicles, also leading to garage with up and over door and side door into rear garden, gated side access to rear. The South facing rear garden is mainly laid to lawn with tree and shrub borders, paved seating area and shed.

**SITUATED** In the highly popular residential area of Salvington. Local shops, amenities and the Park View Pub can be found nearby on Salvington Road. Findon Valley shopping parade and the West Durrington Tesco's development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road.

The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.

**PORCH** 7' 10" x 4' 5" (2.39m x 1.35m)

**LOUNGE/DINER** 19' 9" x 12' 2" (6.02m x 3.71m)

**KITCHEN** 14' 0" x 8' 8" (4.27m x 2.64m)

**INNER HALLWAY**

**BEDROOM ONE** 18' 6" x 9' 7" (5.64m x 2.92m)

**EN-SUITE** 5' 5" x 2' 6" (1.65m x 0.76m)

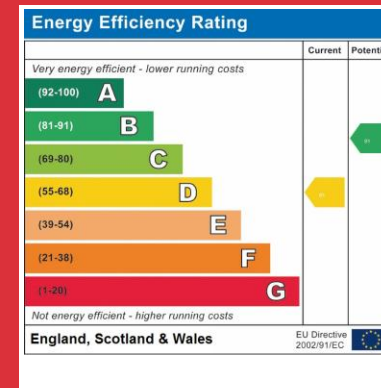
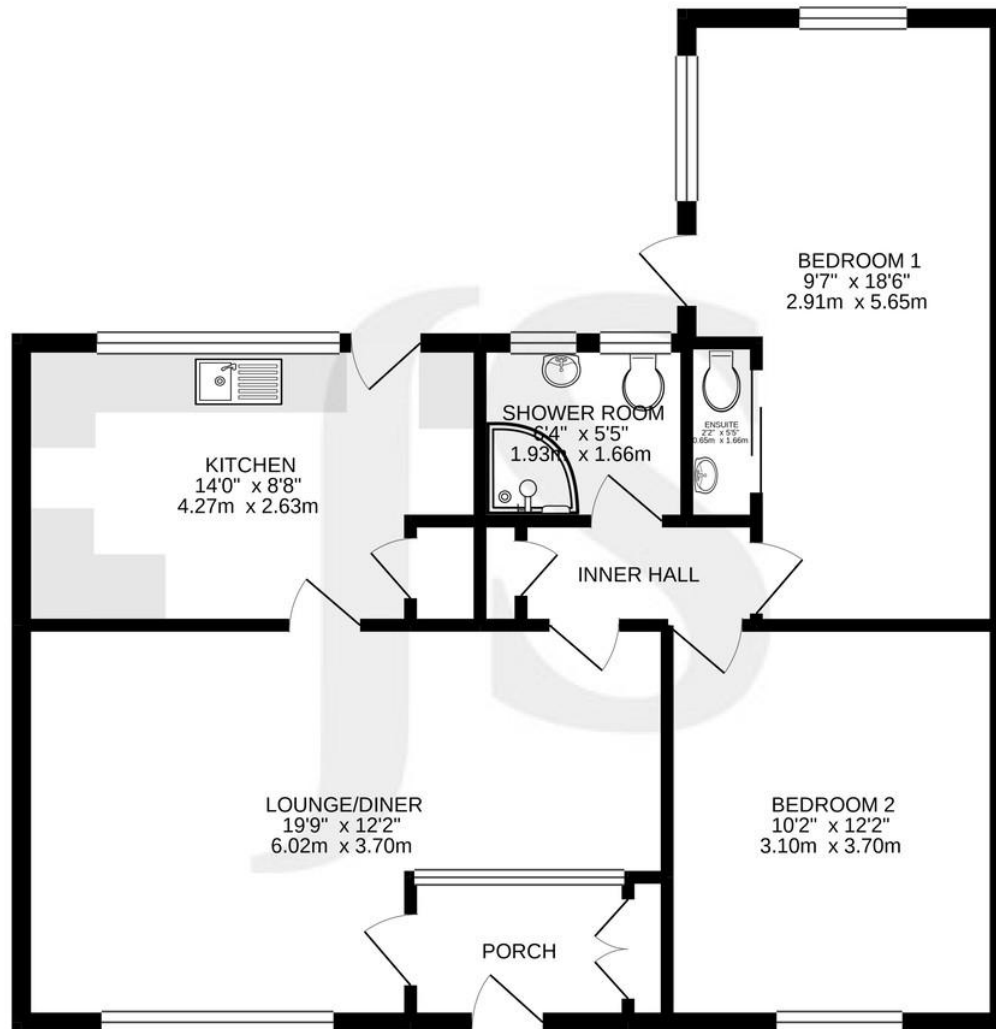
**BEDROOM TWO** 12' 2" x 10' 2" (3.71m x 3.1m)

**SHOWER ROOM** 6' 4" x 5' 5" (1.93m x 1.65m)

**COUNCIL TAX** Band C



**GROUND FLOOR**  
715 sq.ft. (66.5 sq.m.) approx.



## Property Details:

Floor Area: 732 sq ft (68 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.