



37 Cleveland Road | Worthing | West Sussex | BN13 2ES

Guide Price **£475,000**



We are delighted to be able to offer a well presented, link detached bungalow to the market. The property offers three double bedrooms, lounge, modern kitchen, refitted shower room, dining room and west facing conservatory over looking the rear garden.



Key features:

- Link Detached Bungalow
- Three Double Bedrooms
- Lounge
- Modern Kitchen
- Re-fitted Shower Room
- Dining Room
- Conservatory
- West Facing Rear Garden
- Off Road Parking
- Close to Local Shopping Facilities

 3 Bedrooms

 1 Bathroom

 2 Living Rooms

INTERNAL Front door leading into the entrance hall which has access to all rooms and two storage cupboards one of which houses the gas fired combi boiler. The lounge is a good size measuring 18'3ft x 11'10ft with the benefit of a gas fired log burner. The kitchen has modern wall and base units with built in eye level oven, induction hob with extractor above, intergrated dishwasher, washing machine and fridge/ freezer, sink/drainer and door leading out to the side. The dining room is located to the rear of the property with double doors onto the west facing conservatory which has double doors onto the rear garden. There are three double bed rooms, the primary bed room benefits from built in storage. The refitted shower room has a corner shower with glass surround, wash hand basin and WC.

EXTERNAL To the front of the property it has been laid to hardstanding providing off road parking with feature floral flower bed and timber gate leading to the rear garden. The rear garden has been laid to shingle with timber sleepers with well maintained flower beds. There is a timber shed providing space for storage, and patio area.

SITUATED Peaceful residential area close to the local amenities on Selden Parade and a local pub, further down 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 are approximately 2.5 miles away. The nearest train station is West Worthing which is just over a mile away.

ENTRANCE HALL

LOUNGE 18' 3" x 11' (5.56m x 3.35m)

KITCHEN 12' 2" x 9' 11" (3.71m x 3.02m)

DINING ROOM 14' 9" x 7' 10" (4.5m x 2.39m)

CONSERVATORY 11' x 9' 4" (3.35m x 2.84m)

BEDROOM ONE 13' 2" x 11' 11" (4.01m x 3.63m)

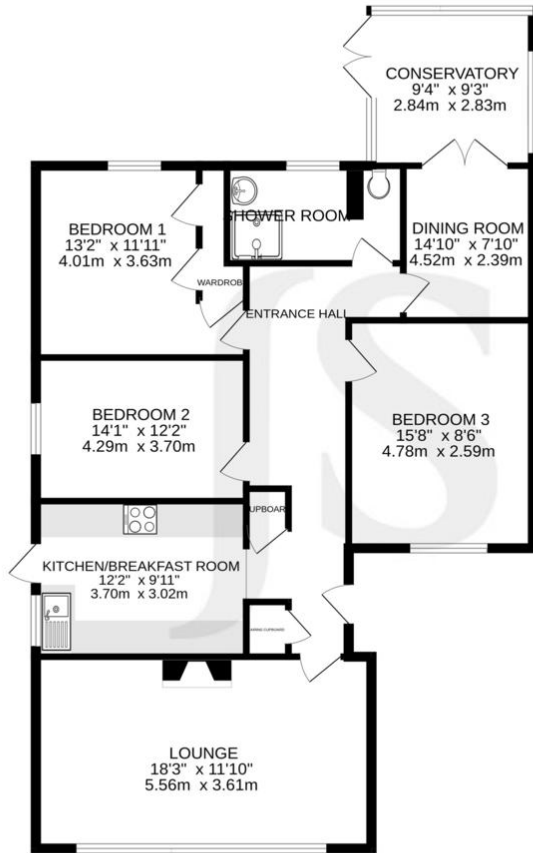
BEDROOM TWO 14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM THREE 8' 6" x 15' 8" (2.59m x 4.78m)

COUNCIL TAX BAND D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor Area: 915 sq ft (85 sq m) – Floor area is quoted from the EPC

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.