



Half Moon Lane | Worthing | West Sussex | BN13 2EN

Guide Price **£500,000**





We would love to offer this spacious detached bungalow with three double bedrooms and a good sized rear garden. The property benefits a 17ft lounge, dining room opening into a sitting room with views over the beautiful rear gardens, kitchen/breakfast room, modern shower room/wc and separate wc. Garage and off road parking for plenty of vehicles. Being sold chain free.



Key features:

- Detached Bungalow
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Spacious Lounge
- Dining Room
- Sitting Room with Stunning Rear Garden Views

Views

- Modern Shower Room/WC & Separate WC
- Garage & Plenty Off Road Parking
- Large Rear Garden
- Chain Free

 3 Bedrooms

 1 Bathroom

 3 Living Rooms

INTERNAL The covered porch leads into the entrance hall with cloaks cupboard. The dual aspect lounge has stunning views over the rear garden and sliding doors leads outside. Double doors take you into the spacious dining room and extends into the triple aspect sitting room with the same beautiful views of the garden and sliding doors to patio. The kitchen/breakfast room is a good size with a range of wall and base units and worktop over, inset hob and extractor over, mid level double oven and grill, space for dishwasher and fridge/freezer, breakfast bar for seating and stable door to access the side of the property. Inner hallway with a store cupboard and loft access which is boarded and has a velux window and houses the boiler. All three bedrooms are double rooms; bedroom one has a dual aspect and fitted wardrobes, bedroom two has fitted wardrobes and a shower and wash hand basin, bedroom three has a built in wardrobe. Modern shower room with utility cupboard with plumbing and space for washing machine, walk in shower, wc and wash hand basin, also a further separate wc.

EXTERNAL Block paved private driveway benefitting off road parking for several vehicles and leading to the garage which has a personal door leading into the garden. Lovely large rear garden which has been lovingly maintained and is mainly laid to lawn with a plethora of trees, shrubs and flowers, rockery area, two patio seating areas and a shed.

SITUATED In this popular residential location on the outskirts of Worthing within close distance of local shopping facilities and parks. Lovely walks up to High Salvington and The Gallops. Bus routes are nearby providing access to surrounding districts and Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, seafront and leisure facilities is approximately three miles away. The nearest station is Durrington on Sea which is approximately one and a half miles away. Easy access to A24/A23/A27.

OPEN PORCH

ENTRANCE HALL

LOUNGE 17' 9" x 11' 10" (5.41m x 3.61m)

DINING ROOM 11' 10" x 10' 8" (3.61m x 3.25m)

SITTING ROOM 11' 10" x 8' 11" (3.61m x 2.72m)

KITCHEN/BREAKFAST ROOM 13' 0" x 11' 10" (3.96m x 3.61m)

INNER HALL

BEDROOM ONE 13' 10" x 13' 5" (4.22m x 4.09m)

BEDROOM TWO 15' 2" x 9' 10" (4.62m x 3m)

BEDROOM THREE 10' 11" x 9' 11" (3.33m x 3.02m)

SHOWER ROOM/WC 9' 10" x 6' 11" (3m x 2.11m)

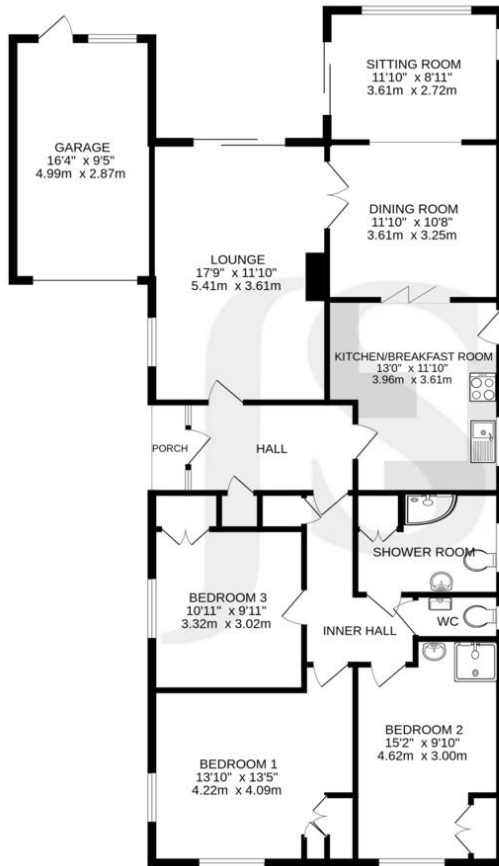
SEPARATE WC 5' 9" x 2' 11" (1.75m x 0.89m)

GARAGE 16' 4" x 9' 5" (4.98m x 2.87m)

COUNCIL TAX Band E



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 is given as to their operability or efficiency can be given.
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Property Details:

Floor Area: Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

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.