



Mersey Road | Worthing | BN13 3NQ  
Guide Price **£375,000**





A well presented semi-detached bungalow with two double bedrooms, lounge, conservatory room, utility room and garage. Benefiting from a West facing garden and being sold with no ongoing chain.





# Key Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Bathroom
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Utility Room
- West Facing Garden
- Garage
- Chain Free



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

The property offers a welcoming entrance porch, leading into the main reception rooms. The lounge is situated at the rear of the property and features sliding doors that open into the conservatory, creating a bright and airy living space. The lounge also boasts a feature fireplace, adding warmth and charm. The kitchen is well-equipped with a range of fitted cupboards and integrated appliances, and also provides access to the conservatory, making it a perfect spot for relaxing or dining while overlooking the garden. At the front of the property, there are two spacious bedrooms, both well-proportioned, and a good-sized bathroom complete with a fitted bath, wc and basin. Additionally, the property benefits from a spacious room located off the back of the garage, offering plumbing and power, making it an ideal space for a handy utility room or even a home office, depending on your needs. This versatile space adds to the overall functionality and appeal of the home.

## EXTERNAL

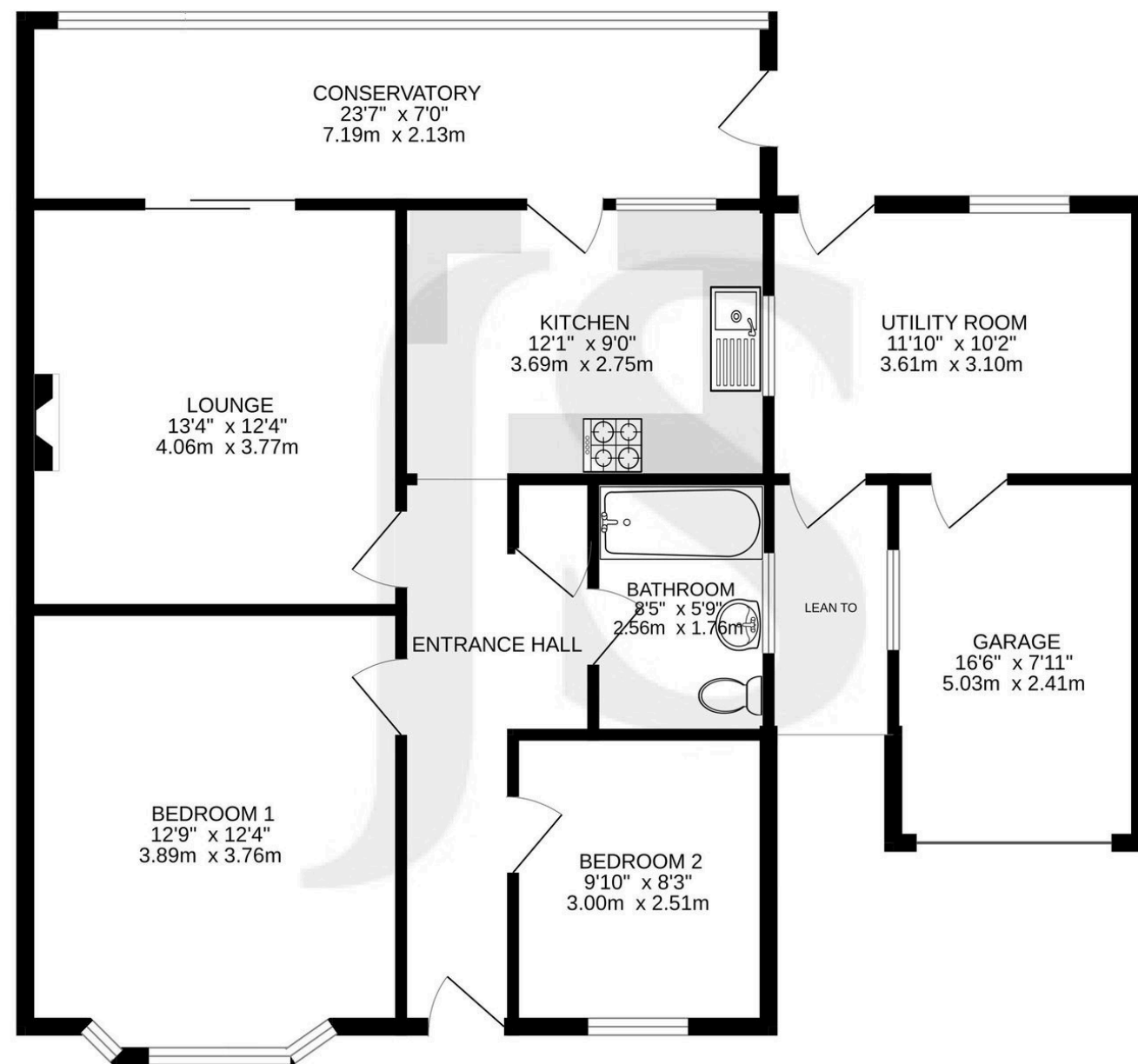
The rear garden enjoys a West-facing aspect, ensuring plenty of afternoon and evening sunlight. It is laid to lawn with charming flower beds, offering a pleasant, low-maintenance outdoor space. The garden benefits from not being overlooked by neighbors, providing privacy and a peaceful environment. At the front, the garden includes a hard standing area in front of the garage, allowing for off-road parking, making it both practical and convenient.

## SITUATED

This property is located in a popular residential area, just a 5-minute walk to a small shopping center and a 2-minute walk to a large park with a children's play area. A Tesco superstore is a short drive away, with easy access to the A27 and A24. Nearby bus routes provide convenient access to surrounding districts. Worthing town center, offering comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately two and a half miles away. The nearest train station, Durrington-on-Sea, is about one and a half miles from the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1248

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.