



Littlehampton Road | Worthing | BN13 1QY  
Guide Price **£475,000**





An immaculate three bedroom detached bungalow, beautifully maintained and presented throughout, featuring brand new carpets and flooring. Being sold chain free.





# Key Features

- Detached Bungalow
- Three Bedrooms
- Well Presented
- Utility Room
- Sun Room
- Shower Room
- Front & Rear Gardens
- Off Road Parking
- Garage
- Chain Free



**3 Bedroom**



**1 Bathroom**



**2 Reception Room**

## INTERNAL

The property opens into a spacious entrance hall with built-in storage cupboard and an airing cupboard. To the front of the bungalow is a generously sized lounge benefiting from a south-facing bay window, offering an abundance of natural light. The kitchen, located at the rear of the home, is a good size and well-equipped with a range of storage cupboards. A door leads through to a practical utility room with plumbing for a washing machine, additional storage, and an external door providing access to the front garden and bin storage area. From the utility room, a further door opens into the sun room, which can also serve as a secondary lounge or dining area. This room is heated and features double doors overlooking the rear garden, making it an ideal space for relaxing or entertaining. There are three double bedrooms, one of which is currently used as a dining room, and features patio doors leading out to the garden. The accommodation is completed by a spacious shower room, fitted with a step-in shower, WC, bidet, and a wash hand basin set into a vanity unit. This well-presented bungalow offers versatile living space and is ideal for buyers seeking a comfortable, move-in ready home.

## EXTERNAL

A true highlight of this home is the beautiful, enclosed rear garden, offering privacy and a peaceful setting. The garden is well established and thoughtfully landscaped, featuring a generous lawn, mature flower and plant borders, and a selection of fruit trees that add seasonal charm. A patio area provides the perfect spot for outdoor seating or entertaining, while a greenhouse and garden shed offer useful space for gardening enthusiasts and storage alike. To the front, the well-maintained garden continues the theme of care and attention, with a driveway leading to the garage and off-road parking for 2-3 vehicles.

## SITUATED

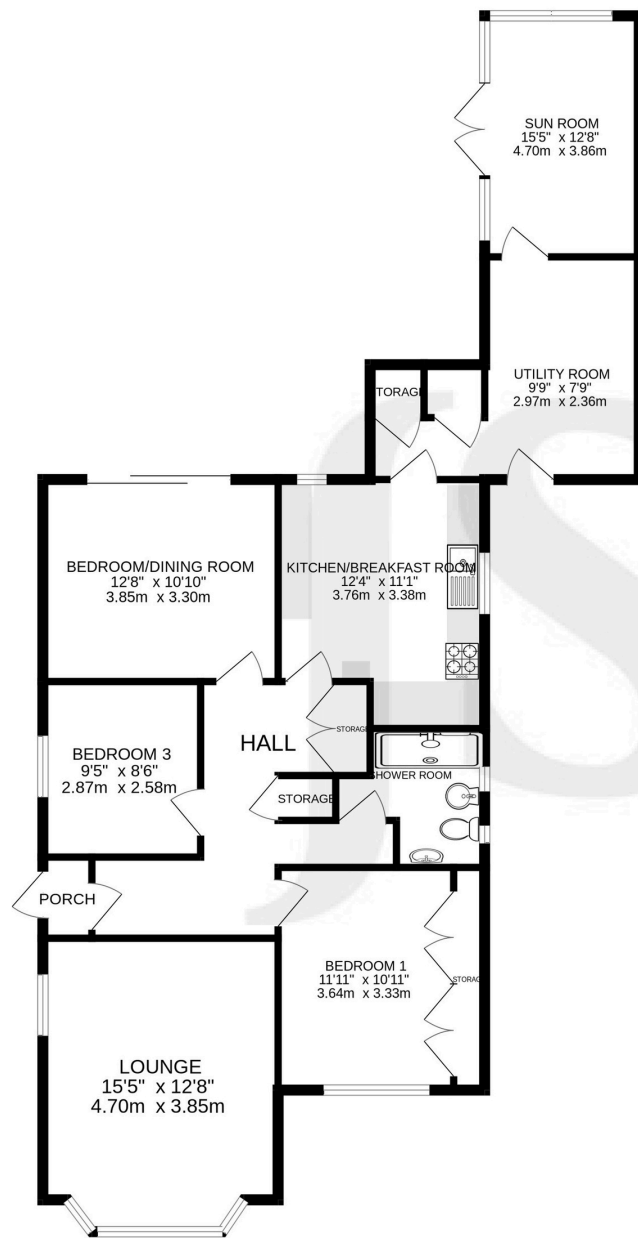
Situated in the sought-after Thomas A Becket area of Worthing, the property enjoys a convenient location with a range of local shops just a short walk away on Rectory Road or Broadwater's main high street. The road falls within the catchment area for the highly regarded Thomas A Becket schools, making it a popular choice for families of all ages. West Worthing Station is easily accessible on foot or by car and excellent transport links are available nearby, with regular bus services running along Littlehampton Road.



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## 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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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.



## Property Details:

Floor area as quoted by EPC: 915 Sq Ft

Tenure: Freehold

Council tax band: E