



22 Moorfoot Road | Worthing | BN13 2EY

Guide Price **£400,000**





Beautifully presented two bedroom extended bungalow on a desirable corner plot. Features a bright triple-aspect lounge/diner, spacious modern kitchen/breakfast room with breakfast bar and garden access, and a contemporary shower room. Two double bedrooms, one with fitted wardrobes. Outside offers a neatly lawned front garden, private driveway, detached garage, and a secure rear garden with patio, greenhouse, and shed. Ideally located close to local amenities and transport links.





# Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Triple Aspect Lounge/Diner
- Modern Kitchen/Breakfast Room
- Well Presented
- Pretty Gardens
- Contemporary Shower Room
- Detached Garage
- Off Road Parking
- Close to Local Amenities



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

## INTERNAL

Step into a spacious and welcoming hallway in this beautifully presented bungalow, complete with practical storage cupboards to help keep everyday living clutter-free. The heart of the home is the impressive extended lounge/diner, bathed in natural light from its triple-aspect windows. This airy space easily accommodates both comfortable seating and a dining area—ideal for relaxing or entertaining guests.

The modern, extended kitchen/breakfast room is generously sized and thoughtfully designed, featuring a range of sleek units and ample worktop space. A mid-level oven, electric hob with extractor, and room for appliances make cooking a breeze, while the handy breakfast bar offers a casual spot to enjoy morning coffee. A door leads conveniently out to the rear garden.

There are two well-proportioned double bedrooms, one of which benefits from fitted wardrobes. The contemporary shower room is finished to a high standard, featuring a double walk-in shower, wash hand basin, and low-level WC.

## EXTERNAL

Occupying a desirable corner plot, this home boasts attractive kerb appeal with a neatly maintained front lawn, bordered by a charming low brick wall. A private driveway leads to a detached garage, providing both parking and additional storage. Gated side access brings you to the secure and secluded rear garden—an oasis of calm, laid to lawn with a paved patio area perfect for outdoor dining or relaxation. A greenhouse and garden shed are included, along with a personal door to the garage. A delightful array of colourful flowers and mature planting adds to the peaceful ambience of this lovely outdoor space.

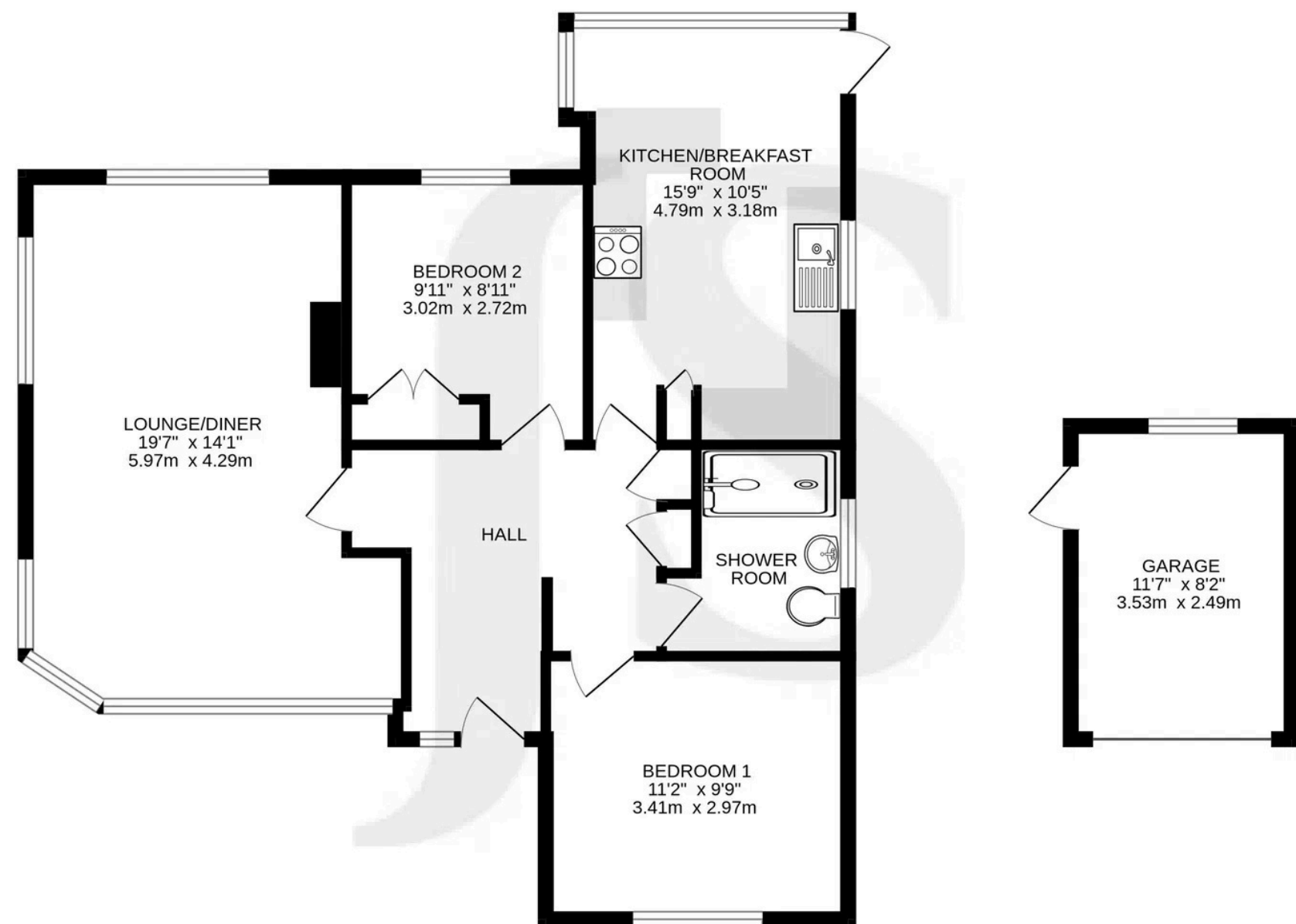
## SITUATED

Ideally located, the property is within easy reach of local amenities. Salvington Road. Nearby Findon Valley offers a bustling shopping parade and access to the stunning South Downs National Park—perfect for walking, cycling, or simply enjoying the great outdoors. Worthing town centre, with its wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, lies approximately 2.5 miles away. Including shops at Selden Parade and a welcoming local pub, further conveniences and excellent transport links are available.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area as quoted by EPC: 764 Sq Ft

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.