

Russell Ponsford

The Estate & Letting Agents

80 Ham Road, Worthing, West Sussex, BN11 2QY. Tel: 01903 201560 Fax: 01903 204325

21 CHATHAM ROAD, WORTHING, WEST SUSSEX, BN11 2SP.

A UNIQUE AND SUBSTANTIAL DETACHED BUNGALOW LOCATED IN A QUIET SIDE ROAD CLOSE TO SHOPS AND SEAFRONT.



PRICE..... £249,950.....FREEHOLD

A SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW OFFERING VERSATILE ACCOMMODATION. SOME OF ITS FEATURES INCLUDE:

- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- GOOD SIZE BATH/SHOWER ROOM/WC
- DOUBLE GLAZED CONSERVATORY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- WESTERLY ASPECT REAR GARDEN
- GARAGE & OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS & SEAFRONT
- VIEWING IS STRONGLY ADVISED



Web: www.russellponsford.co.uk



E-mail: info@russellponsford.co.uk



THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Part obscure double glazed front door to:

ENTRANCE PORCH:

Glazed side windows, wood panelled ceiling and further part obscure double glazed door to:

LOUNGE (E):

16' into bay x 13' into chimneybreast recess (4.876m x 3.962m). Having front aspect via double glazed bay window, feature fire surround of part brick and part stone construction with wooden mantle and fitted gas fire set on matching hearth, two radiators, TV point, telephone & power points, textured ceiling.

BEDROOM 2 (E):

12'6" x 9'2" (3.810m x 2.793m). Front aspect via double glazed window, radiator, shelved airing cupboard housing lagged hot water cylinder with adjacent shelving and louver doors.

INNER HALLWAY:

Being on split level and having loft hatch to roof void via retractable ladder, cupboard housing electric meters and consumer unit, radiator, thermostat control panel, doors to:

BEDROOM 1 (N):

12' x 11'8" (3.657m x 3.556m). Side aspect via double glazed window, radiator, power points and textured ceiling.

BATH/SHOWER ROOM/W.C.:

11'10" x 6'4" (3.606m x 1.930m). Comprising wooden panelled bath with mixer tap, matching low level flush w.c., wash hand basin set into marble effect roll edged work surface with shelved vanity below, corner step-in shower cubicle with fitted Triton electric shower, complimentary part tiled walls, radiator, shaped textured ceiling with inset spotlights and velux window allowing natural light, part wood panelled walls, wall mounted light with shaver point.

BEDROOM 3 (W):

10'6" x 8'5" (3.200m x 2.565m). Rear aspect via double glazed window, radiator, power points, textured ceiling.

DINING ROOM/BEDROOM 4 (W):

12'3" x 11'10" (3.733m x 3.606m). Rear aspect via double glazed window, radiator, power points, textured ceiling.

KITCHEN/BREAKFAST ROOM (W):

19'8" x 7'6" (5.994m x 2.286m). Comprising 1 1/2 bowl single drainer stainless steel sink with mixer tap set into wood effect roll edged laminated work surface with extensive range of base cupboards and drawers below, opposite having further matching work surface with matching low level cupboards and drawers below, fitted Whirlpool stainless steel oven and grill, 4-ring Hygena white gas hob above with extractor over, space and plumbing for washing machine, dishwasher and other domestic appliances, range of matching eye level units incorporating two leaded glass display cabinets, radiator, complimentary part tiled walls, vinyl flooring, space for large breakfast/dining table, textured ceiling, sliding patio door with double glazed matching side window opening to:

CONSERVATORY (W):

9'7" x 7'5" (2.921m x 2.260m) Of double-glazed construction with French doors opening out to rear garden patio area, vinyl flooring, Perspex roof.

OUTSIDE:

REAR GARDEN:

A bright westerly aspect garden laid mainly to lawn with mature flower and shrub borders, the remainder laid to paved patio leading off the rear of the property and pathway extending to rear of garden, outside tap, personal gate to one side and further wrought iron gate to the other side. Personal door to:

BRICK BUILT OUTBUILDING:

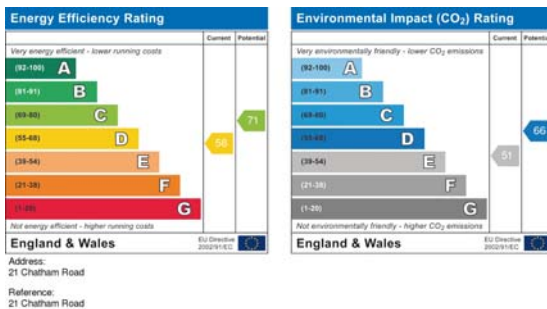
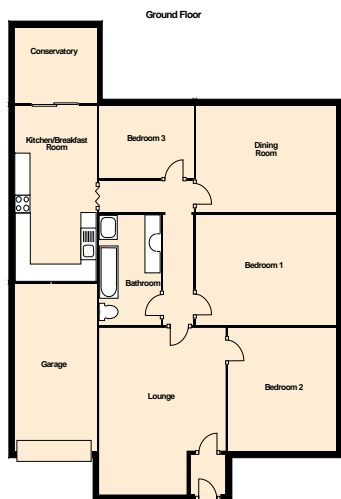
Of brick construction suitable for a number of uses including workshop/studio/office/storage.

FRONT GARDEN:

Laid to concrete for ease of maintenance with some flowers and shrub borders, concrete driveway accessed via dropped kerb to:

GARAGE:

17'7" x 8'4" (5.359m x 2.540m). Accessed via up and over door, wall mounted Potterton boiler supplying hot water and heating through the property with wall-mounted thermostat, power and light points.



Agent's Notes:

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.