

# Russell Ponsford

The Estate & Letting Agents

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## **3 EXMOOR CRESCENT, WORTHING, BN13 2PL.**

**A SUBSTANTIAL DOUBLE FRONTED DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS AND SPACIOUS ROOMS, BEING CONVENIENTLY LOCATED CLOSE TO SHOPS & BUS ROUTES.**



**PRICE**

**£273,950**

**FREEHOLD**

**THIS SPACIOUS DETACHED BUNGALOW IS LOCATED IN A QUIET RESIDENTIAL CRESCENT CLOSE TO AMENITIES AND TRANSPORT LINKS, BENEFITING FROM A SECLUDED SOUTHERLY ASPECT REAR GARDEN. SOME OF THE MANY FEATURES INCLUDE:**

- DOUBLE FRONTED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- SPACIOUS SOUTHERLY ASPECT LOUNGE
- DOUBLE GLAZED CONSERVATORY
- BATHROOM & SEPARATE WC
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SPACIOUS ENTRANCE HALLWAY
- GARAGE/WORKSHOP & OFF ROAD PARKING
- SOUTHERLY ASPECT REAR GARDEN
- CLOSE TO SHOPS & TRANSPORT LINKS
- VIEWING IS STRONGLY ADVISED



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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

- COVERED ENTRANCE:** uPVC part obscure double glazed front door opening to:
- SPACIOUS ENTRANCE HALL:** 16'0" narrowing to 5'5" x 14' narrowing to 6'0" (4.876m x 1.651m x 4.262m x 1.828m). Loft hatch with retractable ladder to roof void, radiator, double floor to ceiling shelved airing cupboard, double cupboard with electricity meters and further large shelved storage cupboard, coved and textured ceiling, telephone point and doors to the following rooms:
- LOUNGE (E & S):** 14'2" not including door recess x 16'1" (4.318m x 4.902m). A spacious double aspect room via uPVC double glazed windows, radiator, TV point, coved and flush ceiling, uPVC part double glazed door to:
- CONSERVATORY (S):** 17'2" x 12'3" (5.232m x 3.733m) being L-shaped. A bright southerly aspect via uPVC double glazed windows and door opening out to rear garden, power points, tiled flooring, perspex roof and personal door to garage/workshop.
- KITCHEN/BREAKFAST ROOM (S & E):** 12'0" x 9'10" (3.657m x 2.997m) Comprising 1 ½ bowl stainless steel sink with single drainer and mixer tap set into laminated roll edged work surface with fitted 4-ring Electrolux electric hob with matching oven and grill below and extractor fan above, integrated under counter fridge and freezer and integrated Siemens washer/dryer. Range of modern wooden fronted base cupboards and drawers, range of matching eye level shelved units incorporating an end display shelved unit, complimentary part tiled walls, further matching work surface with double cupboard below and wine rack, cupboard housing floor standing Potterton boiler with useful shelf, radiator, room for breakfast table, coved and textured ceiling, part obscure glazed uPVC door to side, tile effect laminate wood flooring, two uPVC double glazed windows overlooking rear & side of property.
- BEDROOM 1 (N):** 12'10" x 10'0" (3.911m x 3.048m). Double bedroom with front aspect via uPVC double glazed window, radiator, TV point, coved and textured ceiling.
- BEDROOM 2 (S):** 11'7" x 9'10" (3.530m x 2.997m). Double bedroom with rear aspect via uPVC double glazed window, radiator, wood effect laminate flooring, TV point, coved and textured ceiling.
- BEDROOM 3 (N):** 10'10" x 9'10" (3.302m x 2.997m). Measurements not including depth of fitted floor to ceiling double wardrobe with mirrored sliding doors. Double bedroom with front aspect via uPVC double glazed window, radiator, TV point, coved and textured ceiling.
- BATHROOM:** White suite comprising panelled bath with fitted thermostatically controlled shower, rail and curtain above, matching pedestal wash hand basin, complimentary tiled walls, marble effect vinyl flooring, radiator, obscure double glazed window, coved and textured ceiling.
- SEPARATE W.C:** Comprising white low level flush w.c., wash hand basin set into shelved vanity unit, obscure double glazed uPVC window, textured ceiling and wood effect laminate flooring.
- REAR GARDEN:** Being secluded and laid to paving for ease of maintenance with raised flowers and shrub borders and circular raised flower bed inserts, bounded by part brick wall and high fencing. Access to front of property via side gate, garden shed, outside tap.
- FRONT GARDEN:** Laid to crazy paving for ease of maintenance with raised flowers and shrub borders, pathway to front door, off road parking laid to concrete hardstanding to:
- GARAGE/WORKSHOP:** 19'5" x 7'9" (5.918m x 2.362m). Spacious garage with a uPVC double glazed window to rear, light point, accessed via metal up and over door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		72
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

**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.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE