





QUANTOCK ROAD

WORTHING, BN13 2HQ

No Ongoing Chain

Potential to Extend Subject To Planning Permission

Beautifully Presented Accommodation

Entrance Hall • Two Bedrooms

Modern Bathroom

Modern Kitchen/Dining Room • Lounge

Garage

Sealed Unit Double Glazed Windows

Gas Central Heating To Radiators

A chain free, attractive semi-detached bungalow offering 2 double bedrooms, bathroom, living room, kitchen/breakfast room and garden room. There is also potential to extend subject to the usual planning consents. Outside the rear garden enjoys a secluded westerly facing aspect and a driveway extends down the side of the property to a garage. The bungalow is situated in a popular residential location on the outskirts of Worthing with local shops nearby at Selden Parade. High Salvington and The Gallops provide lovely walks and bus routes give access to Worthing Town Centre, some 3 miles away, which offers an array of pubs, restaurants, cinemas, leisure facilities, and the seafront. The nearest mainline railway station is Durrington-on-Sea approx. one and a half miles away and there is easy access to A24/A23/A27. An early inspection is highly recommended to appreciate this beautifully presented semi-detached bungalow with no ongoing chain.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, double glazed front door:

ENTRANCE HALL

built in cupboard housing gas/electric meters and consumer unit, radiator, coved ceiling, access to partly boarded loft with light via retractable ladder.

LOUNGE 16'10" × 10'11" (5.13m × 3.33m)

radiator, coved ceiling, downlighters, fitted display shelves, ceiling fan with remote control, opening to:

KITCHEN/DINING ROOM 13'7" × 10'11" (4.14m × 3.33m)

fitted with an excellent range of modern cream fronted wall and floor units, light wood work surfaces, inset enamel sink unit with mixer tap, built in stainless steel Zanussi electric oven & grill, induction hob, stainless steel extractor/light above, space for washing machine, space for American fridge/freezer, Glow worm combi boiler, coved ceiling, downlighters, wood effect floor, tall radiator, sealed unit double glazed window and door to:

GARDEN ROOM 8'4" × 8'4" (2.54m × 2.54m)

Tiled walls, ceramic tile flooring, extractor fan, sealed unit double glazed windows and door to:

BEDROOM 1 11'3" × 10'10" (3.43m × 3.30m)

sealed unit double glazed window, radiator, coved ceiling, built in wardrobe.

BEDROOM 2 11'3" × 10'5" (3.43m × 3.17m)

sealed unit double glazed window, radiator, coved ceiling, 2 double floor to ceiling wardrobes.

MODERN BATHROOM

white suite comprising 'P' shaped bath tub with fixed glazed shower screen and a thermostatically controlled shower unit, tiled display recess, low level w.c., pedestal wash hand basin, two fully tiled walls, obscure sealed unit double glazed window, radiator, tile effect floor, recessed ceiling lights, coved ceiling.

OUTSIDE

GARAGE 17'2" × 10'1" (5.23m × 3.07m)

up & over door, light & power, personal door to side.

FRONT GARDEN

The front has a shared block paved driveway providing access to the garage and there is additional gravel parking area.

REAR GARDEN

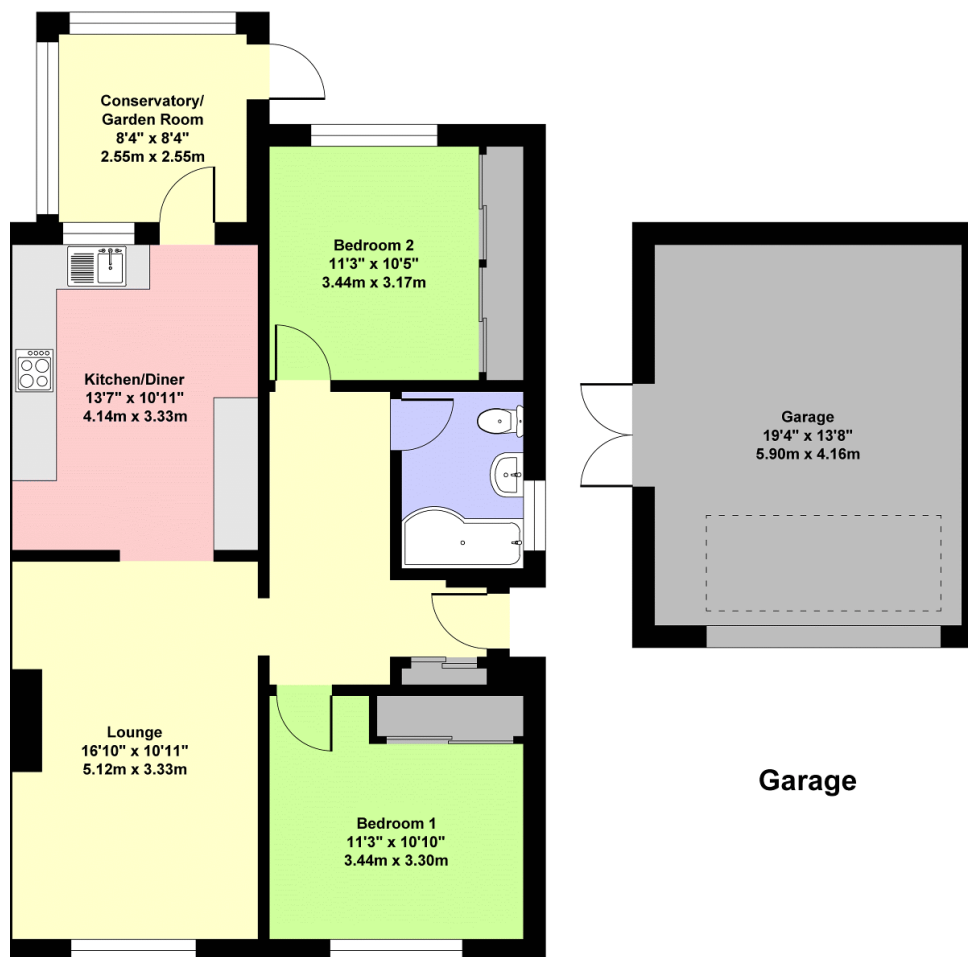
The garden enjoys a delightful west facing aspect, mainly laid to lawn extending to approx. 40 feet in depth. The garden is enclosed by close boarded panel fencing with flower border.



Quantock Road, Worthing, BN13 2HQ

Approximate Gross Internal Area

1055 sq ft -98 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making decisions reliant upon them.

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Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Adur & Worthing Councils - Tax Band C.

Note 4 - The seller is known to a member of staff at Huggins, Edwards & Sharp.

**VIEWING STRICTLY BY APPOINTMENT ONLY
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69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
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