



# QUANTOCK ROAD

## WORTHING, BN13 2HQ

---

**No Ongoing Chain**

**Potential To Extend Subject To Planning Permission**

**Beautifully Presented Accommodation**

**Entrance Hall**

**Two Double Bedrooms with Fitted Wardrobes**

**Modern Bathroom**

**Modern Kitchen/Dining Room • Lounge**

**Garden Room • 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, personel 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.

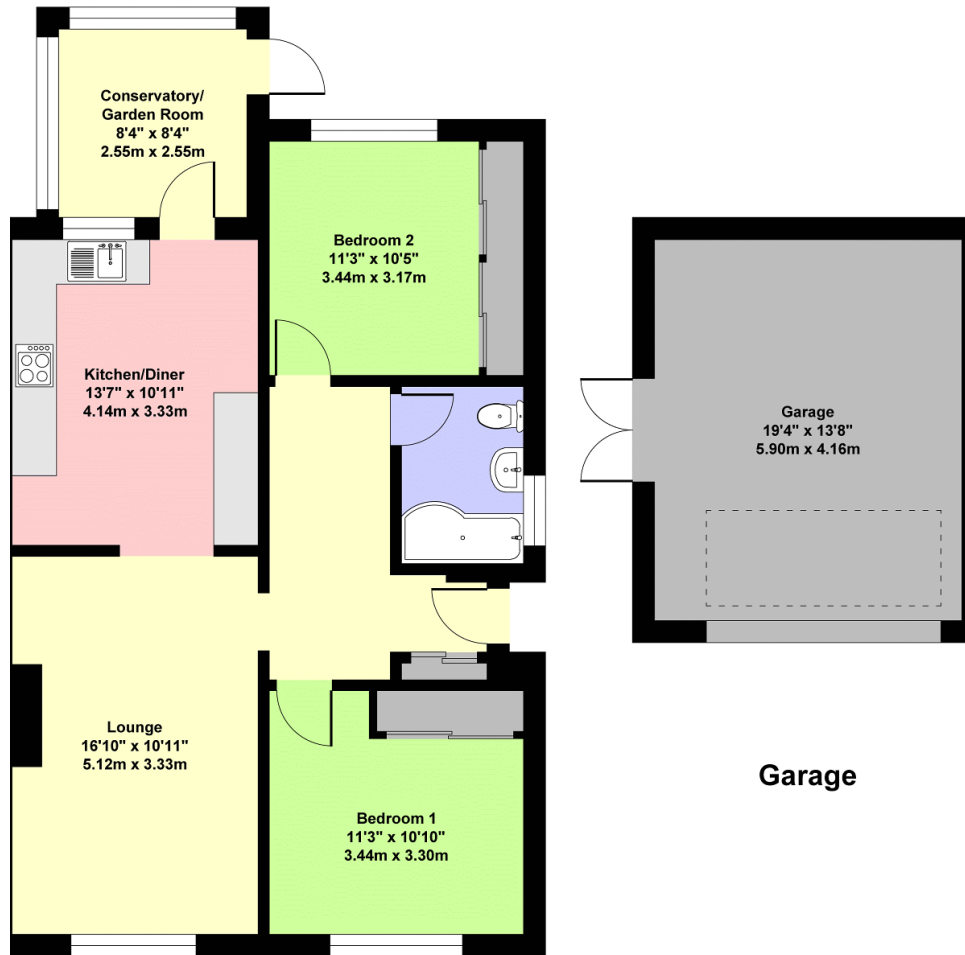
### REAR GARDEN

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 borders.



# Quantock Road, Worthing, BN13 2HQ

Approximate Gross Internal Area  
1055 sq ft -98 sq m



Garage

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.

HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

- 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  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

**BOOKHAM SALES OFFICE**  
11 HIGH STREET, BOOKHAM, KT23 4AA  
**01372 457011**  
sales@hes-bookham.co.uk

## Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

