



Stone Lane, Worthing



Asking Price
£325,000
Freehold

- Sole Agents
- Detached Bungalow
- Two Bedrooms
- Approx 100' Garden
- Freehold
- EPC Rating - F
- Council Tax Band - C
- No Chain
- Viewing advised

We are delighted to offer this Detached Bungalow which requires modernisation and has a great rear garden and loft space to allow for extensions (subject to all necessary planning permissions and building consents). The property is situated in a good proximity for shops and bus routes. The property has Two Double bedrooms, living room, kitchen and bathroom/w.c. The rear garden is nearly 100' x 35' (approx) and it is being sold with no forward chain. Viewing is recommended

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**Robert
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Accommodation

Entrance Hall

accessed by front door and having a picture rail

Living Room 12'1" x 12'0" (3.705 x 3.67)

measurement into chimney recess with fireplace, double glazed window, picture rail and night storage heater

Kitchen 12'0" x 7'5" (3.67 x 2.27)

measurements to include cupboards and comprising of a butlers sink, cupboards, walk in larder, part tile walls, door giving side access and further door leading out to the rear garden

Bedroom One 12'1" x 12'0" (3.7 x 3.67)

measurements to include built in wardrobe providing storage, night storage heater, double glazed window and fireplace

Bedroom Two 11'11" x 10'4" (3.64 x 3.17)

measurements to include built in wardrobe providing storage, fireplace, double glazed window, night storage heater

Bathroom/w.c

Bath, high level w.c, wash hand basin, obscured double glazed window

Outside

Front Garden

laid mainly to lawn, path to front door

Rear Garden

laid mainly to lawn, shrubs, sheds, greenhouse and side access to both sides of the property



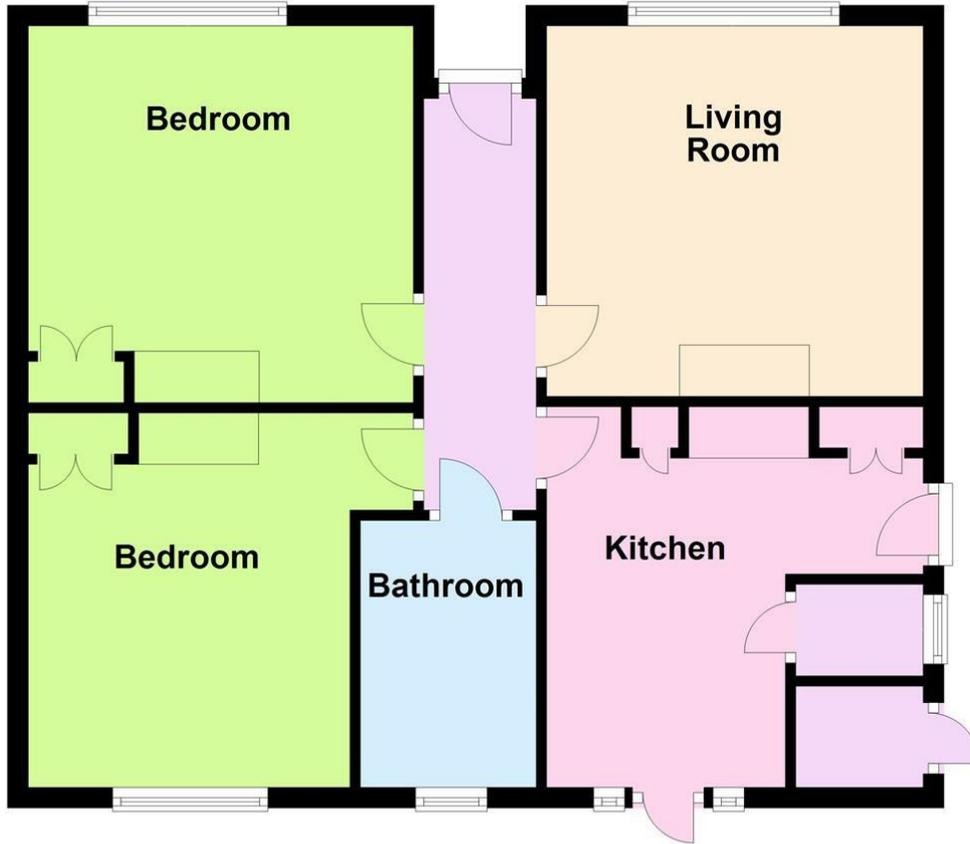
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Floor Plan

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.