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## Description

We are delighted to offer this well presented Semi-Detached Bungalow situated in a quiet close and being in really good proximity to multiple amenities including, shops, schools, health care, bus routes and mainline train station being less than three quarters of a mile away, which serves London, Brighton and other south coast destinations and the beach can be found in just under 1.5 miles. The property has a nice size entrance hall, two double bedrooms, two reception rooms, a conservatory, kitchen and shower room/w.c. Outside is a garage and parking space and a landscaped South facing rear garden. To fully appreciate the location and the property internal viewing is essential



## Key Features

- Semi Detached Bungalow
- One/Two Reception Rooms
- Garage and parking space
- Freehold
- Conservatory
- Three/Two Bedrooms
- South facing Rear Garden
- EPC Rating - C
- Council Tax Band - D
- Viewing Essential



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#### Entrance Hall

Radiator, cupboard with electric metre and fuse box, access to boarded loft space which houses the central heating boiler, airing cupboard with slatted shelving and wall mounted shower controls.

#### Living Room

**4.84 x 3.54 (15'10" x 11'7")**  
Radiator, fireplace, TV point, double glazed double opening doors to conservatory.

#### Bedroom Three/ Dining Room

**3.55 x 2.63 (11'7" x 8'7")**  
currently used as a dining room and there is an archway from the entrance hall, with radiator, double glazed window and access to Bedroom two (to return it to a bedroom, you would need to put a partition wall and door back up in the room)

#### Conservatory

**3.14 x 2.22 (10'3" x 7'3")**  
Brick and double glazed construction with double glazed double doors to garden.

#### Kitchen

**3.55 x 2.73 (11'7" x 8'11")**  
Measurements to include built in wall and base units, stainless steel sink unit inset to worktop with mixer tap, plumbing and space for washing machine, fitted oven, hob and extractor, tiled walls, double glazed windows and obscured double glazed door to

#### Rear Lobby

Space for fridge freezer, tiled floor and double glazed door to garden.

#### Bedroom One

**3.66 x 3.44 (12'0" x 11'3")**  
Measurements to include built in wardrobes and furniture, radiator, double glazed window.

#### Bedroom Two

**3.58 x 3.34 (11'8" x 10'11")**  
Measurements to include built in wardrobes with sliding doors, radiator, double glazed window.

#### Shower / W/C

Walk in corner shower cubicle, low level flush w/c, wash hand basin, smooth ceiling with spotlights, two obscured double glazed window, radiator.

#### Front Garden

Paved with flower and shrub borders.

#### South Rear Garden

Being a fine feature of the property and landscaped with decking & patio areas, lawn, side gate, flower and shrub borders, shingle borders, summer house, shed an enclosed by fencing

#### Garage & Parking Space

**4.68 x 2.54 (15'4" x 8'3")**  
Approached by a shared driveway with a parking space to the side, up and over door, power and lighting, window to rear.







## Floor Plan Melrose Close



Total area: approx. 99.2 sq. metres (1067.4 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	69		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



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