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## Description

We are delighted to offer to the market this nicely presented semi detached bungalow, ideally situated in this favoured Salvington location close to local shops, schools, bus routes and easy access to both A27 & A24 nearby.

Accommodation offers entrance hall, lounge, sun room, two/three bedrooms, kitchen and family bathroom. The property also benefits from off road parking, garage and west facing rear garden.

## Key Features

- Semi Detached Bungalow
- Modern Kitchen
- Sun Room
- Driveway
- West Facing Rear Garden
- Two/Three Bedrooms
- Modern Bathroom
- Solar Panels & Battery
- Garage
- Council Tax Band C





### Entrance Porch

Double glazed with tiled floor.

Leaded light frosted double glazed door to:

### Hallway

With dado rail, coving, radiator, wood effect laid flooring, loft hatch with skylight window, cloak with hanging and shelf, attractive internal wood stripped door to:

### Kitchen

**3.32 x 3.02 (10'10" x 9'10")**

With a range of high gloss base and wall units, rolled top working surfaces incorporating a stainless steel sink with mixer tap, electric oven, four ring hob with extractor fan over, space and plumbing for washing machine, space for under counter fridge, space and plumbing for dishwasher, cupboard enclosed British Gas boiler, tiled splashback walls, dual aspect double glazed leaded light windows, radiator, coving, downlighters, leaded light frosted door to side and rear garden.

### Lounge

**4.98 x 3.48 (16'4" x 11'5")**

Double glazed leaded light window to front with view of front garden, radiator, tv point, Adam style fire surround with tiled hearth and insert and wall light points.

### Bedroom 1

**3.25 x 3.18 (10'7" x 10'5")**

Range of fitted bedroom furniture including wardrobes, bedside drawers and display shelving plus overbed lockers, radiator, leaded light frosted double glazed window to front and stripped wood door.

### Bedroom 2/Reception Room

**3.64 x 3.02 (11'11" x 9'10")**

Radiator, stripped wood door, arched top cupboard with shelves, double glazed leaded light french doors leading to a spacious:

### Sun Room

**5.05 x 2.78 (16'6" x 9'1")**

With double glazed windows, laid wood effect flooring and double glazed french door to rear garden.

### Bedroom 3

**3.65 x 2.24 (11'11" x 7'4")**

Double glazed leaded light window to side aspect, coving, radiator, dimmer switch, stripped wood door.

### Bathroom

Double glazed frosted window, wood panel enclosed bath with fitted over bath shower with rainfall head and separate attachment, pedestal basin, low flush WC, heated towel rail, mirror, shaver point, tiled walls, stripped wood doors and useful storage cupboard with shelving.

### Outside

Side area secured with gate to front with power point leading round to the garage.

### Front Garden

With mature hedges, Mediterranean trees and established shrubs, lawn areas and off road parking for cars and access to garage.

### Driveway

Providing off road parking and leading to:

### Garage

**5.51 x 2.77 (max narrowing to 2.10) (18'0" x 9'1" (max narrowing to 6'10"))**

Single garage with up and over door, power, light and EV charger.

### Rear Garden

Westerly aspect with gravel area, flower beds with mature shrubs and trees, low maintenance patio, outside tap, storage lockers, timber built shed, trellised area to the rear of the garden with patio area and brick built planters.



# Floor Plan Beechwood Avenue



Total area: approx. 104.6 sq. metres (1125.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	90
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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