



Hall Avenue, Worthing



Offers In Excess Of
£500,000
Freehold

- Detached Bungalow
- Bay Front Lounge
- Modern Kitchen
- West Facing Garden
- Two Double Bedrooms
- Dining Room Opening into Conservatory
- EPC Rating - D
- Driveway & Garage

Robert Luff & Co are delighted to offer to market this well presented detached bungalow ideally situated in this sought after Offington Park location close to local shops, parks, restaurants, good schools, bus routes, the mainline station and with easy access to both the A24 and A27. Accommodation offers entrance hall, bay fronted living room, dining room opening into conservatory, modern kitchen and shower room and separate W.C. Other benefits include a West facing rear garden, a garage and driveway providing off road parking.

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Accommodation

Entrance Porch

Frosted leaded light door to porch, frosted double glazed door into:

Hallway

Radiator, coving, storage cupboard, airing cupboard, loft hatch leading to insulated loft.

Lounge 17'10" x 12'10" (5.46 x 3.92)

Two radiators, double glazed bay window, two side double glazed windows, wooden fire surround with marble insert and hearth, real flame gas fire, TV point, coving.

Dining Room 12'8" x 11'10" (3.88 x 3.63)

Two radiators, double glazed French doors to conservatory, coving.

Conservatory 12'5" x 9'8" (3.80 x 2.95)

Edwardian conservatory with Westerly aspect, double glazed windows and doors to garden, radiator, tinted self-cleaning roof, door to garage.

Kitchen 12'0" x 10'11" (3.68 x 3.33)

A range of shaker style wall and base units, under cabinet lighting, cantilever carousel with steel rack, one and a half bowl sink unit with mixer tap and drainer with further filtered water tap, inset to wood effect work surfaces, Neff waist height 'hide and slide' oven, Neff four ring quick light ceramic hob, telescopic extractor fan, space and plumbing for washing machine, space for fridge and freezer, cupboard enclosed Vaillant boiler with extended guarantee (until 2024), two double glazed windows, coving, tiled splash back, double glazed door to garden, radiator.

Bedroom One 12'11" x 11'0" (3.94 x 3.37)

Double glazed leaded light window to front, range of German wardrobes, radiator, coving, two wall light points.

Bedroom Two 11'0" x 9'2" max (3.37 x 2.8 max)

Radiator, double glazed leaded light window, fitted wardrobe with hanging space and shelving.

Shower Room

Wash hand basin with mixer tap set into vanity unit, shower cubicle with fitted Mira shower, frosted double glazed window, radiator, coving, tiled walls.

Separate W.C

Low level flush W.C, wash hand basin set into vanity unit with mixer tap, radiator, frosted double glazed window.

West Facing Garden

Lawn area, patio area, greenhouse, timber shed, wide range of mature trees and shrubs, flower beds, outdoor tap, side access gate.

Front Garden

Lawn area, flower beds, driveway to garage providing off road parking.

Garage 18'5" x 8'2" (5.63 x 2.5)

Double opening doors, power and light, double glazed window, worktop and space for appliances, door to conservatory.

Agents Notes

UPVC gutters and soffits, cavity wall insulation and 'R' rated windows.

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 81 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 80 </div>
(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.