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Description

We are pleased to offer this well presented detached bungalow, ideally situated in the favoured Salvington location, with local schools, shops, parks, bus routes, and easy access to both the A27 and A24 nearby.

The accommodation offers an entrance hall, living room opening through into a kitchen/breakfast room, conservatory and separate utility room. There also two double bedrooms and a modern family bathroom. Other benefits include off road parking, a garage and a good size rear garden.



Key Features

- Detached Bungalow
- Refitted Kitchen/Breakfast Room
- Modern Family Bathroom
- Garage
- Council Tax Band D
- Two Double Bedrooms
- Conservatory
- Off Road Parking
- Good Size Garden



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Double glazed front door leading into:

Entrance Hall

Two full length double glazed frosted windows to front, radiator, built in cupboard with hanging space, shelving and also housing gas/electric meter and fuse board, telephone point, wall mounted thermostat, loft hatch, skimmed ceiling and door leading into:

Lounge/Dining Room

5.26 x 3.04 (17'3" x 9'11")
Double glazed window to front, radiator, three decorative wall lights, TV point, coved and skimmed ceiling, opening through into:

Refitted Kitchen/Breakfast Room

5.26 x 2.32 (17'3" x 7'7")
Double glazed window to rear overlooking the garden, one and a half stainless steel sink unit inset to granite effect worktops with matching high gloss range of wall and base units, built in eye level AEG oven, matching AEG four ring gas hob with chrome extractor hood above, part tiled walls, space for tall standing fridge/freezer, space for table and chairs, double glazed window to side aspect, telephone point, door to conservatory, and door leading into:

Utility Room

2.66 x 2.17 (8'8" x 7'1")
Double glazed window to rear overlooking the garden, double glazed door leading out to the garden, continuation of the tiled flooring, radiator, space and plumbing for numerous appliances including washing machine and tumble dryer with high gloss matching wall units and worksurface, and skimmed ceiling.

Conservatory

3.15 x 2.54 (10'4" x 8'3")
Double glazed windows overlooking the garden and two double glazed sliding doors opening out onto the patio and garden, and space for conservatory furniture.

Bedroom One

4.22 x 3.63 (13'10" x 11'10")
Double glazed window to rear overlooking the garden, radiator, range of fitted and built-in wardrobes providing hanging space and shelving, coved and skimmed ceiling.

Bedroom Two

3.66 x 3.11 (12'0" x 10'2")
Double glazed window to front, radiator, TV aerial, space for wardrobes, coved and skimmed ceiling.

Refitted Family Shower Room

Tiled effect flooring, walk in double shower enclosure with mains shower and chrome mixer, wash hand basin inset to vanity unit below with low level flush WC, matching chrome mixer tap and mirrored insert above, chrome wall mounted heated towel rail, part tiled walls, shaver light and point, extractor fan and skimmed ceiling.

Rear Garden

Mainly laid to lawn and features a wraparound patio extending from the rear of the property, offering access to both side entrances. Additional features include an outside water tap and a gate leading to the driveway and garage. Towards the rear of the garden, there are two potting sheds that would benefit from modernisation. The garden is fully enclosed and enjoys sunlight for the majority of the day.

Front Garden

Hard landscaped with a pebble finish and decorative circular inserts, paved driveway leads up through the side of the bungalow to the garage.

Garage

With up and over door with power and light.





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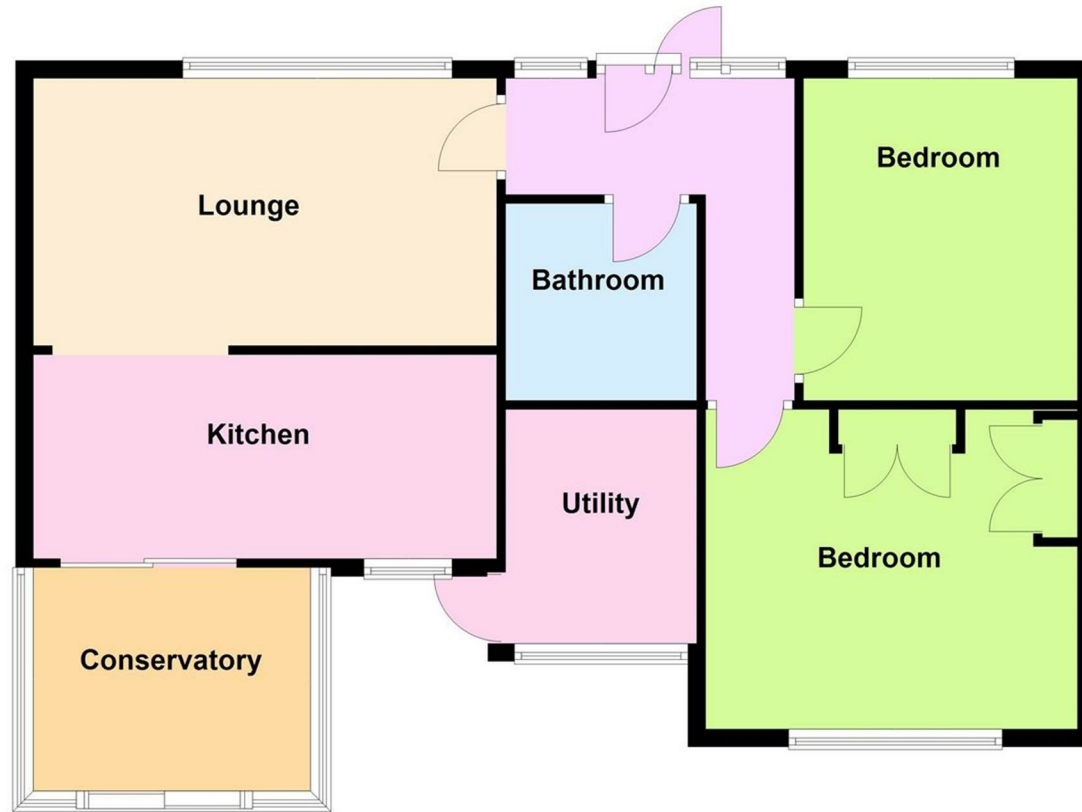
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Floor Plan Cleveland Road

Ground Floor

Approx. 83.4 sq. metres (897.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)



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

England & Wales

Energy Efficiency Rating: Current 70, Potential 85

Environmental Impact (CO₂) Rating: Current B, Potential A

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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