



Offers Over
£550,000
Freehold

Bodmin Road, Worthing

- Extended Detached Bungalow
- Large Kitchen/Family Room
- Office/Workshop
- Ample Off-Road Parking
- Double Garage & Carport
- Four Double Bedrooms
- Utility Room
- Southerly Aspect Garden
- Council Tax Band - E
- EPC Rating - C

We are delighted to offer to the market this beautifully presented and refurbished detached bungalow, ideally situated in this favoured part of Durrington close to local shopping facilities, parks, schools, bus routes, the mainline station, and having easy access to both the A27 and A24 nearby. Accommodation comprises an entrance hallway, a large immaculately presented kitchen/living/dining room, a utility room, four double bedrooms, with the principle bedroom having an en-suite, and a beautiful family bathroom. Other benefits include Anthracite double glazed windows, gas-fired central heating, a 16'8 ft office/workshop, a low-maintenance rear garden, a spacious driveway providing ample off-road parking, a large carport, and a double garage.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Multi lock composite front door with frosted double glazed windows to:

Entrance Hallway

Attractive herringbone laid wood effect flooring. Understairs storage cupboard. Wall mounted central heating controls. Storage cupboard with attractive wood panelling. Cloak cupboard. Loft hatch with fold down ladder going up to a boarded and insulated loft housing Worcester boiler. Wood panelled fronted storage cupboard. Steps down through to:

Kitchen/Living/Family Room

Dining Area 20'3" x 9'9" (6.19 x 2.98)

Large three quarter height double glazed windows. Double glazed door to rear garden. Feature double glazed sky lantern. Contemporary style vertically mounted radiator. Herringbone laid wood effect flooring.

Living Room Area 13'8" x 10'1" (4.18 x 3.09)

Double glazed window to front. Attractive contemporary wood panelled walls. Built-in TV surround. Fitted contemporary real flame effect fire. Radiator.

Kitchen Area 20'8" x 18'3" (6.30 x 5.58)

Large range of matte black fronted base and wall units. Space for American style fridge/freezer. Integrated bins. Integrated Zanussi dishwasher. Neff combination microwave oven. Further double electric oven. Central island with pan drawers and stone effect worktop incorporating an induction hob with built in extractor fan. Three contemporary hanging lights above the central island. Built-in contemporary breakfast bar with wooden worksurface. Useful pantry cupboard. Touch point dimmer Switches. Down lights.

Utility Room 9'10" x 6'6" (3.00 x 2.00)

Matching herringbone laid flooring. Utility unit with space and plumbing for washing machine and tumble dryer shelf over. Dog wash (needs tiling but could easily be utilised as a boot sink once tiled). Radiator. Storage cupboard. Frosted double glazed door to side.

Bedroom One 13'9" x 11'9" (4.20 x 3.60)

Double glazed window. TV point. Fitted oak wood effect wardrobes with hanging and shelf. Further large walk-in wardrobe with shelves and hanging rail. Radiator. Door to:

En-Suite Shower Room

Fitted shower cubicle with fitted shower rainfall head and separate attachment. Wash and basin set in a vanity unit with mixer tap. Concealed system low level flush WC. Tiled walls and floor. Heated towel radiator. Further radiator. Shaver point. Frosted double glazed window. Down lights. Coving.

Bedroom Two 12'5" x 11'9" (3.80 x 3.60)

Double glazed window to front. Radiator. Fitted light wood wardrobe with hanging and shelf.

Bedroom Three 11'9" x 8'10" (3.60 x 2.70)

Double glazed window. Radiator. TV point. Fitted light wood fronted wardrobe with shelf. Walk-in storage area with shelves and dressing table.

Bedroom Four 11'9" x 8'10" (3.60 x 2.70)

Double glazed window to front. Radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment. Fitted corner shower cubicle with fitted shower and folding glass door. Concealed system low level flush WC. Basin with contemporary style mixer tap set in a vanity unit. Shaver point. Tiled walls. Frosted double glazed window. Down lights. Coving. Heated towel rail.

Office/Workshop 16'8" x 7'2" (5.10 x 2.20)

Separate side access into office. Down lights. Double glazed frosted window to side. Double glazed door to rear garden. UPVC door to front. Power and light.

Front Garden

Off-road parking for multiple vehicles. Side gate. Further side area leading to office/workshop. Entrance to:

Carport 19'0" x 9'2" (5.80 x 2.80)

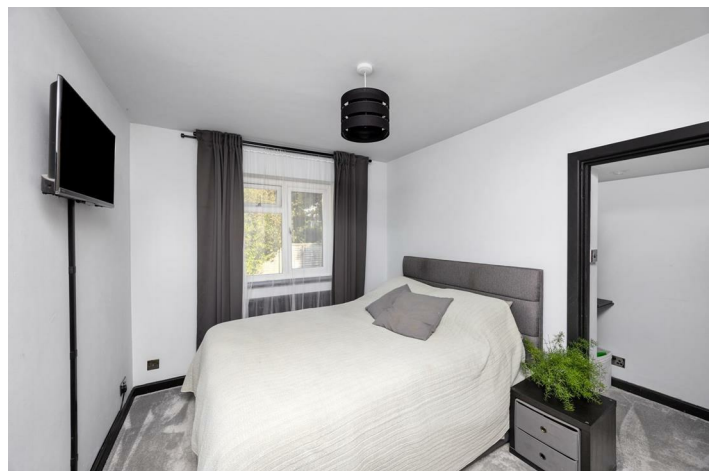
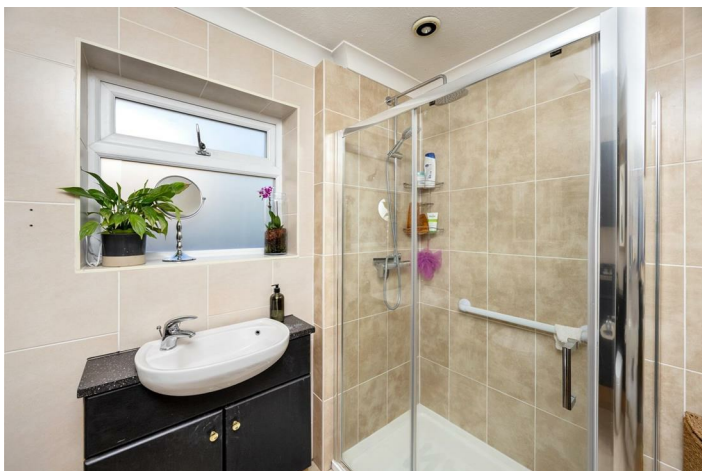
Covered carport area with double glazed windows. Door to

Double Garage 19'0" x 15'8" (5.80 x 4.80)

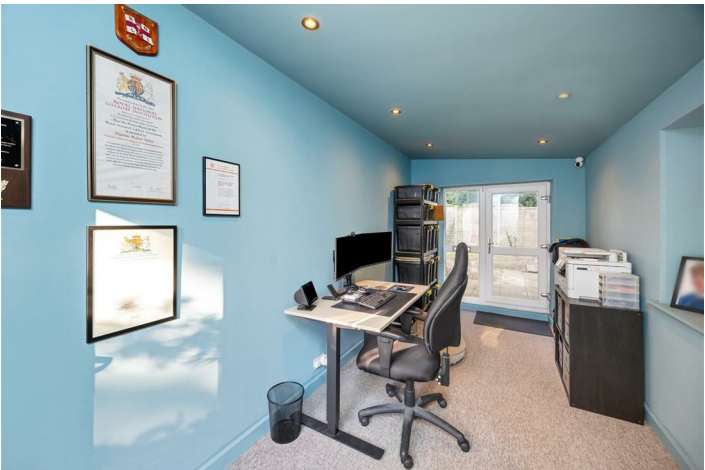
Up and over roller door. Double glazed windows.

Rear Garden

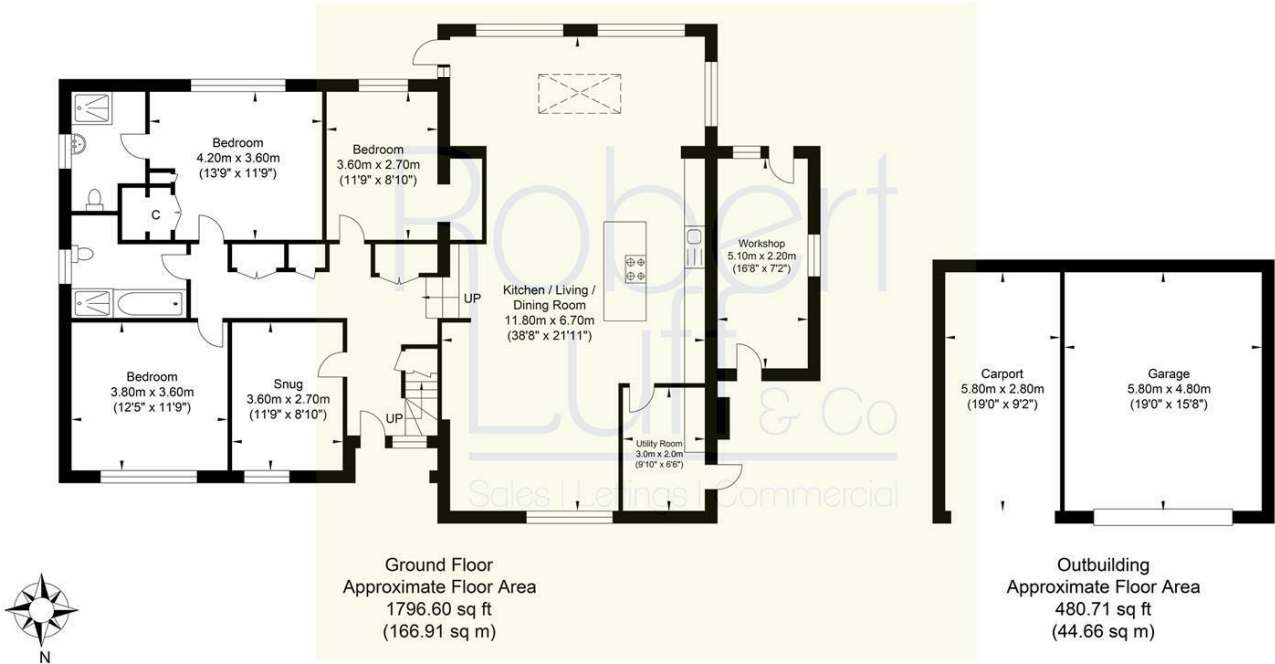
Lawn areas. Flower bed areas. Raised decking area. Sleeper enclosed flower beds with mature trees. Door to side gate with side area and outside tap. Door to side office/workshop entrance.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Bodmin Road



Approximate Gross Internal Area = 211.57 sq m / 2277.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A		83		(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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.