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## Description

We are delighted to offer to market this two bedroom detached bungalow ideally situated in this sought after High Salvington location nestled next to the South Downs and close to the comprehensive local shopping facilities, schools, bus routes and easy access to both the A27 and A24 nearby. The property benefits from two large bedrooms, a westerly aspect lounge, a private south westerly rear garden, garage, and off-road parking.

## Key Features

- Detached Bungalow
- Private Rear Garden
- Garage
- Council Tax Band E
- Two Double Bedrooms
- Chain Free
- Off Road Parking
- EPC Rating - TBC







#### **Porch**

With double glazed windows and doorway to:

#### **Spacious Hall**

With storage cupboards, parquet flooring, loft access and radiator.

#### **Kitchen**

**2.59 x 3.56 (8'5" x 11'8")**

With wall, base and drawer units, basin and drainer, space for oven and white goods, overhead extractor, cupboard housing boiler, double glazed window and double glazed door to lean to, leading to conservatory.

#### **Lounge/Dining Room**

**6.07 x 4.49 (19'10" x 14'8")**

With parquet flooring, electric fire with hearth and surround and triple aspect double glazed door to south/west facing garden.

#### **Bedroom One**

**3.49 x 4.91 (11'5" x 16'1")**

With parquet flooring, dual aspect double glazed bay window, built in wardrobe and radiator.

#### **Bedroom Two**

**2.93 x 3.51 (9'7" x 11'6")**

Parquet flooring and dual aspect double glazed windows.

#### **Shower Room**

With tiled flooring and walls, WC, pedestal basin, double glazed frosted window, large wall mounted heated towel rail, walk in shower with wall mounted control and shower.

#### **Outside**

##### **Garage**

With electric door, power and lighting.

##### **Garden**

With mature bushes and lawn area, off road parking and access to garage.

##### **Private Rear Garden**

With patio area, lawn with mature bushes and planter, side access and rear door to Garage.

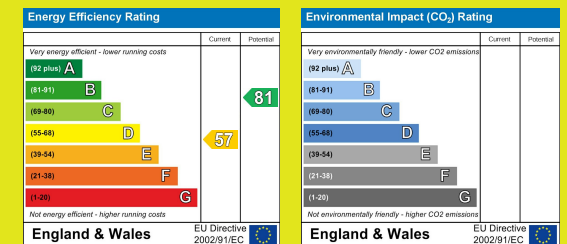


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Luff & Co

## Floor Plan Chute Avenue



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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