



Parham Road, Worthing

PCM
£1,200 PCM

- Semi-Detached Bungalow
- Two Bedrooms
- Situated in Findon Valley
- Living Room
- Kitchen and Shower Room
- EPC Rating D
- Garage
- Unfurnished
- Available Middle of May

**** Open Day on the 29th of April **** to view this wonderful semi-detached bungalow located in the highly desirable area of Findon Valley. This is a rare opportunity to secure a beautiful property in a sought-after location.

The property comprises two well-proportioned bedrooms, perfect for a small family or professionals who require additional space for an office or guest bedroom. The living room is bright and spacious, offering ample room for relaxation and entertainment. The kitchen is well-appointed, with plenty of storage space and modern appliances.

The shower room is stylish and modern, recently updated to a high standard. The property benefits from gas central heating, ensuring a warm and comfortable living environment all year round. The garage is an added bonus, providing secure off-street parking and additional storage space.

The property is offered on an unfurnished basis, giving you the freedom to make the space your own. The gardens are well-maintained and offer plenty of space for outdoor activities and relaxation.

Findon Valley is a popular area, offering a peaceful and tranquil lifestyle whilst still being within easy reach of local amenities and transport links. There are plenty of shops and

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

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



Accommodation

Entrance Hall

Double glazed front aspect door. Electric meter box. Firing cupboard housing the hot water cylinder. Hatch access to the loft. Doors leading to:

Living Room 15'5" x 10'3" (4.70 x 3.12 (4.69 x 3.13))

Double glazed front aspect bay window with feature gas fire and surround. Radiator.

Kitchen

Double aspect double glazed windows. Double glazed rear aspect door leading to the garden and garage. Matching wall and base units incorporating the one and half bowl sink and drainer. Freestanding cooker. Space for washing machine, Fridge/freezer. Radiator. Wall mounted gas central heating boiler.

Bedroom One 12'3" x 10'4" (3.73 x 3.15 (3.74 x 3.16))

Double glazed rear aspect window. Two double mirrored fronted wardrobes. Radiator.

Bedroom Two 10'3" x 7'5" (3.12 x 2.26)

Double glazed double aspect windows. Radiator.

Shower Room

Corner shower cubicle. Pedestal wash hand basin. Double glazed side aspect window. Radiator.

Separate WC

Double glazed side window. Low level WC.

Outside

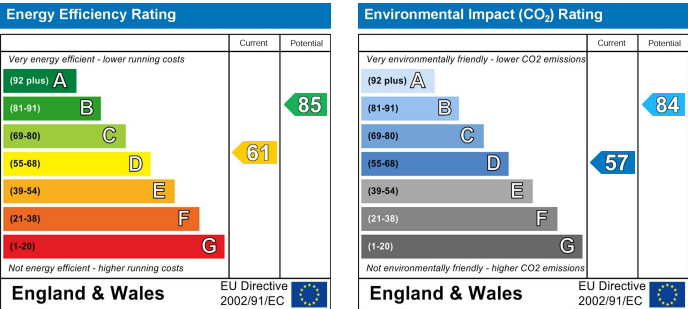
To the front of the property there are steps leading to the main entrance and drive leading to the Garage. To the rear of the property there are steps to the gravelled and seating area.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk



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.