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Description

**** OPEN HOUSE - SATURDAY 31ST MAY - 2PM ****

We are delighted to present this beautifully appointed, semi-detached, extended bungalow, remodelled and fully refurbished, ideally situated in the highly desirable Salvington location, with local shops, schools, parks, bus routes, and easy access to both the A27 and A24 nearby.

The spacious and versatile accommodation offers an open plan kitchen, living and dining area, complemented by a ground floor WC and utility room. Two well-proportioned bedrooms are located on the ground floor, while the first floor offers two additional bedrooms, one of which benefits from a modern en suite, and a further family bathroom.

Externally, the property boasts a private driveway, a garage, and a beautifully landscaped south-facing rear garden, complete with a hot tub.



Key Features

- Extended Semi-Detached Bungalow
- Utility Room
- Master with En Suite
- Driveway
- Landscaped South Facing Garden
- Four Bedrooms
- Ground Floor WC
- Modern Family Bathroom
- Garage
- Council Tax Band C



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Double glazed frosted front door leading into:

Entrance Hall

Oak effect flooring throughout, stairs leading up to first floor landing, radiator, built in storage cupboard with hanging space and shelving, skimmed ceiling with spotlights. Door leading into:

Downstairs WC

Oak effect flooring throughout, low level flush WC with wash hand basin inset to vanity unit below with chrome mixer tap, marble effect splashback, heated chrome towel rail, extractor fan and skimmed ceiling.

Kitchen/Living/Dining Space 8.21 (max) x 5.63 (max) (26'11" (max) x 18'5" (max))

Beautiful oak effect flooring throughout, double glazed windows to rear, feature fireplace with wood burner and media wall above, two designer radiators, space for lounge area, space for formal dining table and chairs. Single sink unit inset to a quartz stone worktop with drainer and designer chrome mixer tap, matching range of wall and base units, built in eyelevel double oven, four ring hob with chrome extractor above, integrated fridge and freezer, integrated dishwasher, integrated wine cooler,

extended central island with extended stone worktop providing a breakfast bar and space for three stools, feature roof lantern, double glazed patio doors leading out onto the decked area and garden. Door into:

Utility Room

Double glazed window to side aspect, range of wall and base units with a feature quartz stone worktop, space and plumbing for washing machine, wall mounted Baxi boiler, skimmed ceiling with spotlights.

Ground Floor Bedroom Two 3.88 x 3.16 (12'8" x 10'4")

Double glazed window to front aspect, oak effect flooring throughout, radiator, tv point, telephone point, space for wardrobes, skimmed ceiling and spotlights.

Ground Floor Bedroom Three 2.65 x 2.31 (8'8" x 7'6")

Double glazed window to front and side aspect, oak effect flooring throughout, space for furniture, skimmed ceiling and spotlights.

First Floor Landing

Double glazed frosted window to side aspect, skimmed ceiling with spotlights, door leading into:



Master Bedroom

3.32 x 3.22 (10'10" x 10'6")

Double glazed window to rear, facing south with views across the rooftops towards the sea, tv point radiator, telephone point, space for furniture, skimmed ceiling with spotlights. Door leading into:

En Suite Bathroom

Double glazed Velux window to side aspect, feature stand alone bath with panelled wall background, and designer freestanding chrome mixer tap, low level flush WC inset to vanity unit with built in wash hand basin and matching chrome mixer tap, mirrored wall mounted vanity unit above, tiled splashback, heated chrome towel rail, skimmed ceiling with spotlights and extractor.

Bedroom Four

3.89 x 2.38 (12'9" x 7'9")

Two double glazed Velux windows to front, range of built in eaves storage wardrobes providing hanging space and shelving, skimmed ceiling with spotlights. Currently used as a Study.

Refitted Family Bathroom

Double glazed frosted window to rear, p-shaped panel enclosed bath with central

mixer taps, floating head and further shower attachment, enclosed with a glass screen, low level flush WC, feature wash hand basin inset to vanity unit below with matching splashback, mirrored vanity unit above, heated wall mounted towel rail, extractor fan, skimmed ceiling and spotlights.

Feature South Facing Garden

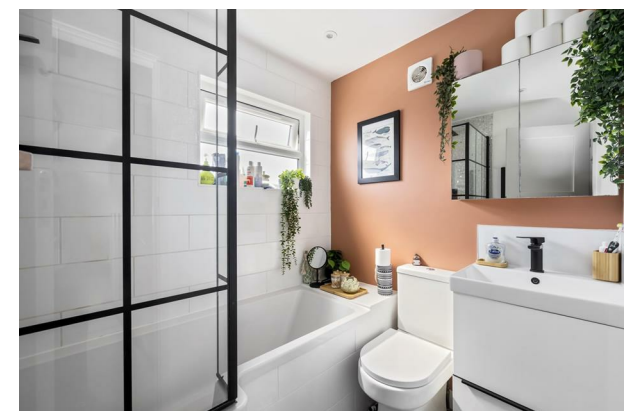
A raised decking area comes off the back of the kitchen/family space of the house with views across the garden, rail enclosed with steps leading down to the main garden which is mainly laid to artificial grass with attractive brick border. Further patio to the side houses a hot tub and seating area. The garden is fully enclosed with decorative fencing and a side gate providing access to the drive and garage. The garden also benefits from feature lighting.

Driveway

Block paved driveway to the front providing ample off road parking and leading down the side of the property to the garage. Outside water tap.

Garage

Up and over door, power and light.





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Floor Plan Moorfoot Road

Moorfoot Road



Approximate Gross Internal (Excluding Garage) Area = 101.38 sq m / 1091.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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		
(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.

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