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Key Features

- Three-bedroom detached bungalow
- Substantial rear garden extending to over 100ft
- Generous wide plot with excellent potential
- Multiple vehicle parking
- Wider-than-average garage
- West-facing living room with log burner
- Conservatory overlooking the garden
- Flexible third bedroom currently used as dining room
- No onward chain
- Council Tax Band | EPC Rating D

We are delighted to offer this three-bedroom detached bungalow, occupying a generous plot in popular East Worthing. The property offers excellent potential for modernisation and features a rear garden of over 100ft, generous frontage with multiple parking, a wider-than-average garage, side access and no onward chain. Further benefits include a west-facing living room with log burner, conservatory and flexible third bedroom currently used as a dining room.

The property is approached via an entrance porch leading into the entrance hall, with loft access, radiator and side window.

The west-facing, double-aspect living room features a front bay window, further side window, two radiators, TV point, coving, ceiling rose and fireplace with log burner.

The kitchen is fitted with wall and base units, integrated electric oven and hob, extractor, sink and drainer, tiled splashback and side access. A useful pantry/larder provides additional storage and space for an under-counter fridge and freezer.

There are two generous double bedrooms, both overlooking the rear garden and benefiting from radiators, coving and TV points. The third bedroom is currently used as a dining room but could be reinstated as a further double bedroom, with French doors leading to the conservatory.

The UPVC conservatory has windows to both sides and the rear, with French doors opening onto the garden. The shower room comprises a shower cubicle, WC, wash hand basin and frosted side window.

Outside, the generous frontage provides multiple parking and access to both sides of the bungalow. The rear garden extends to over 100ft and is fence enclosed, with mature trees, shrubs, planting and a greenhouse. The substantial plot offers excellent scope for landscaping and potential further development, subject to the necessary consents.

The wider-than-average garage is positioned to the side and has an up-and-over door, windows, side door and double doors to the front.



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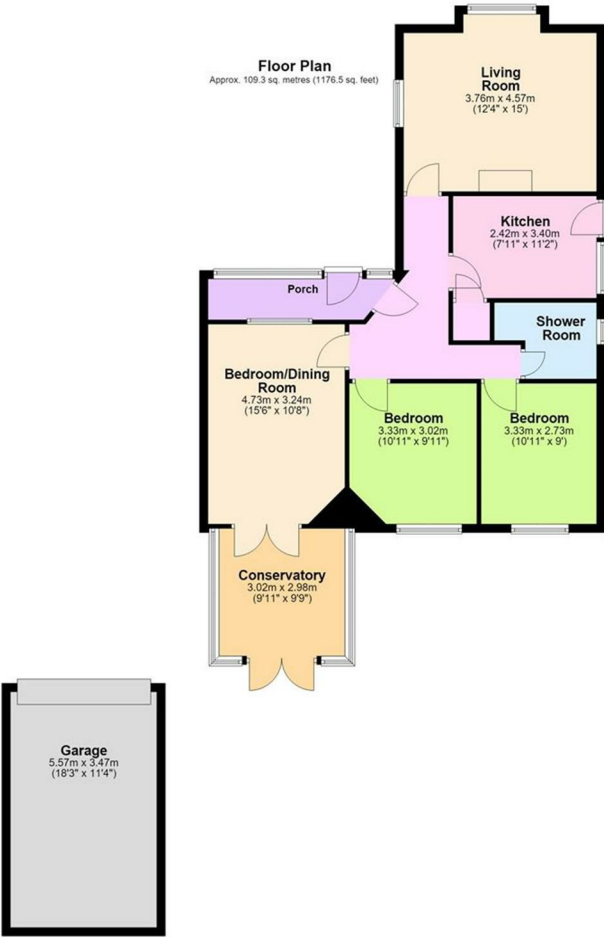


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Floor Plan Dominion Road



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)



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