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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



23 Exmoor Drive

Salvington, Worthing, BN13 2PH

Guide price £450,000

Freehold Council Tax Band D

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A splendid opportunity to purchase this chain-free, 2/3 bedrooms detached bungalow, which offers particularly spacious and versatile accommodation, a generous west-facing rear garden and the added benefit of a substantial conservatory.

The accommodation comprises an entrance hall leading through to a spacious living room, which opens into a separate dining room, creating a lovely flow for both everyday living and entertaining. There are two well-proportioned double bedrooms, with bedroom one benefiting from its own en-suite shower room, together with a separate family bathroom.

One of the property's real highlights is the impressive conservatory, extending to approximately 30ft and providing a wonderful additional reception space overlooking the rear garden. There is also a good-sized garage with a personal door providing direct access into the conservatory, adding further practicality and convenience.

Further benefits include gas central heating, double glazing and, of course, the highly desirable west-facing rear garden, which enjoys afternoon and evening sunshine.

Situated in Exmoor Drive, the property is conveniently positioned for local shops and amenities along South Farm Road, with Durrington-on-Sea mainline railway station providing excellent connections to surrounding towns and London. Regular bus services operate nearby, while David Lloyd Health &

























Fitness Centre and Tesco Extra are also within easy reach.

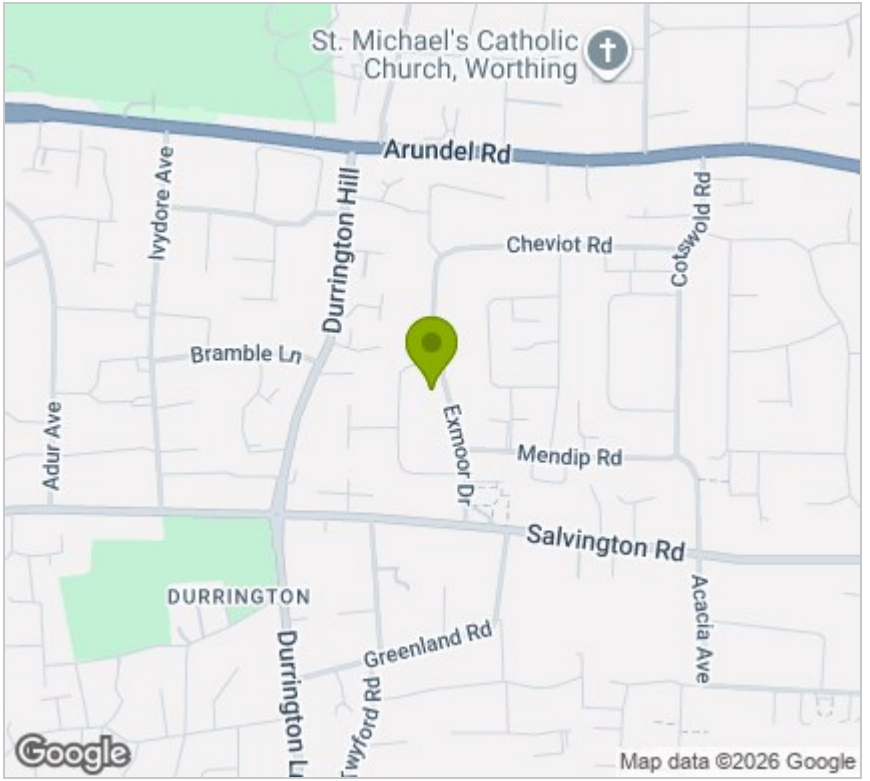
In our opinion, this is a fantastic opportunity to acquire a detached bungalow offering excellent overall space and further potential, and an internal viewing is strongly recommended to fully appreciate everything on offer.

Please contact the vendor's sole agents, James & James Estate Agents, to arrange your private viewing.

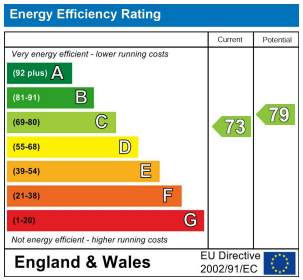
Floor Plan

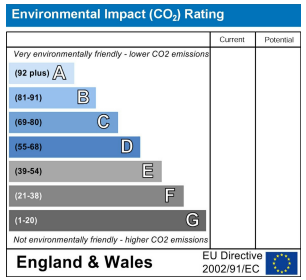


Area Map



Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.