



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

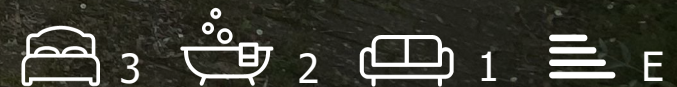


8 Kinfauns Drive

, Worthing, BN13 3BL

Guide price £550,000

Freehold Council Tax Band F



Whilst being in need of modernisation and refurbishment, this elevated position within one of Worthing's premier roads is sure to inspire any budding DIY enthusiast who wished to put their mark on this substantial detached bungalow with double garage.

Situated in Kinfauns Drive, just around the corner from the new micro pub and occasional visit from the pizza van, this three bedroom bungalow is ideally located within this quiet cul-de-sac.

In brief the accommodation comprises entrance porch, entrance hall, double aspect lounge, three good sized bedrooms, kitchen/breakfast room, family bathroom, family shower room, front and rear gardens, double garage and off road parking.

Other benefits include scope for further improvements, gas central heating and double glazing.

Being located in Kinfauns Drive, local shops can be found nearby. The property is ideally located with good access to A24 and A27, and country walks through the South Downs National Park.

The garden is overgrown, therefore we ask any potential viewers to wear appropriate footwear (no heels or flip flops).

Entrance porch
5'2 x 5'7 (1.57m x 1.70m)

Spacious entrance hall
22'4 x 6'3 (6.81m x 1.91m)





Double aspect bay fronted lounge
with pleasing out
18'9 x 14'5 (5.72m x 4.39m)

Kitchen/breakfast room
15'7 x 9'5 (4.75m x 2.87m)

Bedroom one
13'8 x 16'1 (4.17m x 4.90m)

Bedroom two
15'6 x 10'1 (4.72m x 3.07m)

Bedroom three
12'2 x 14'3 (3.71m x 4.34m)

Family bathroom
9'5 x 9'8 (2.87m x 2.95m)

Family shower room
6'6 x 6'2 (1.98m x 1.88m)

Large elevated West facing front
garden

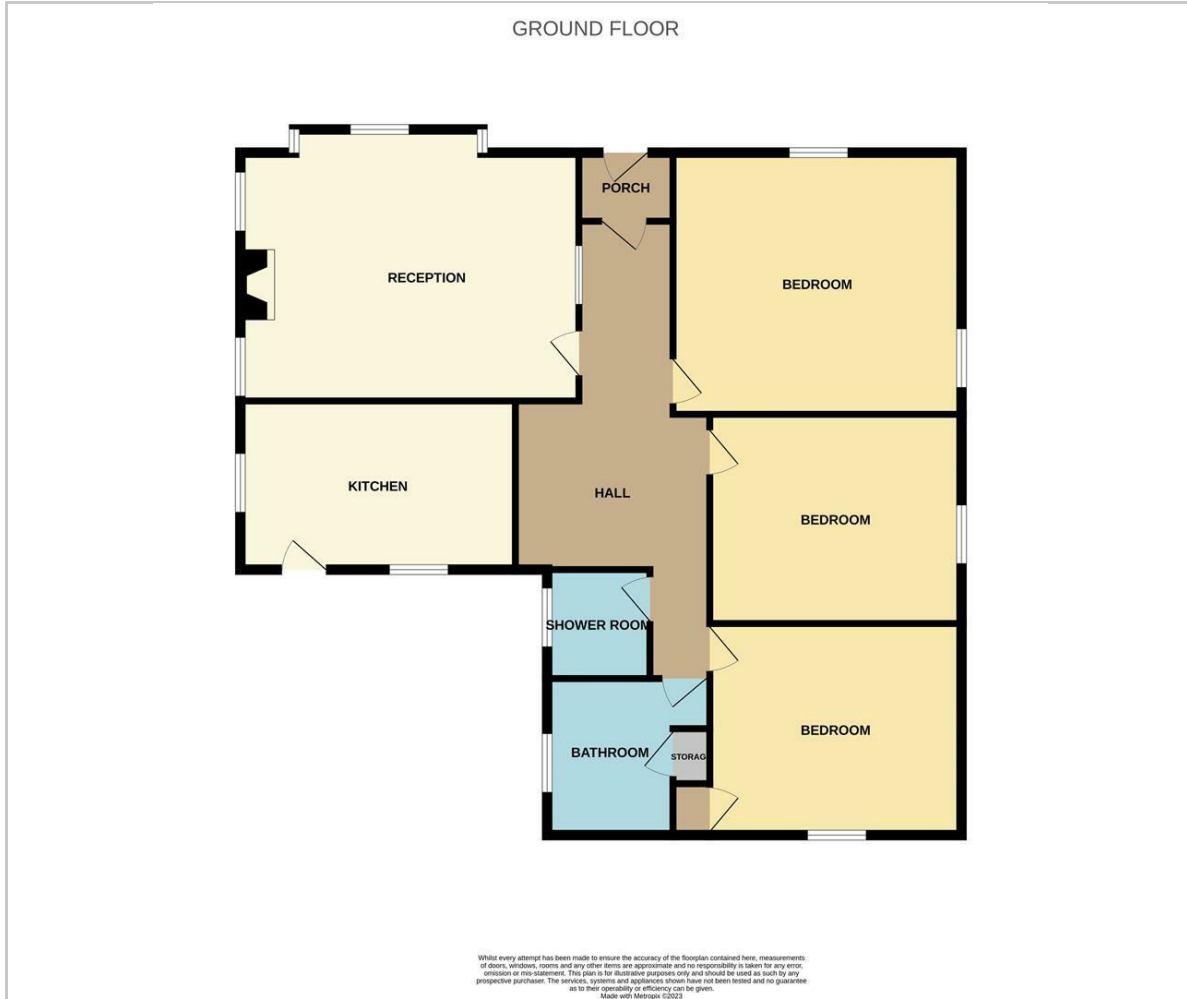
Brick block paved off road parking

Double garage
15'3 x 18'5 internal (4.65m x
5.61m internal)

Paved rear garden



Floor Plan



Viewing

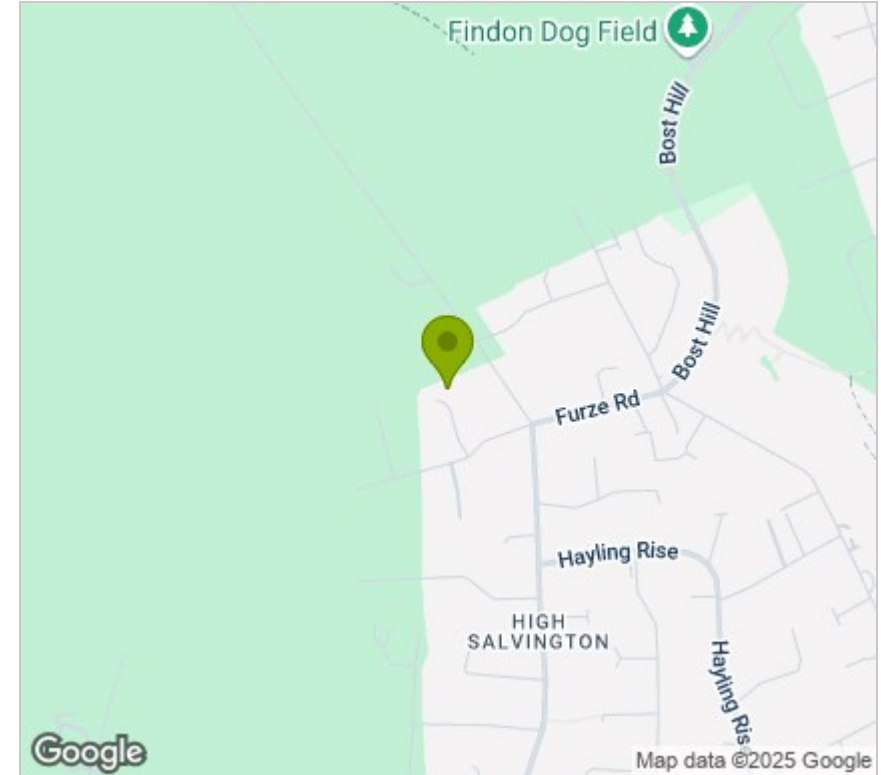
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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.



Area Map



Energy Efficiency Graph

