



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Roxburgh Close

Salvington, Worthing, BN13 2EU

Guide price £400,000

Freehold Council Tax Band D



Guide Price £400,000 - £425,000

A well presented and spacious detached bungalow with delightful southerly aspect rear garden.

The current owners have made a number of improvements to the property including a stunning kitchen with integrated appliances, installing new doors from the sitting/dining room which provide access to the rear garden, fitted a new boiler, decorating, and laying new flooring and carpets to some of the rooms.

In brief, the accommodation comprises entrance porch leading to the entrance hall which in turn has doors to the sitting/dining room, kitchen, two bedrooms, bathroom and separate W.C. The bedrooms are both generous double bedrooms and have wardrobes. There are storage cupboards in the hall and the bathroom is fitted with a white suite.

The southerly aspect rear garden is a wonderful feature of the bungalow, which has an area of lawn, vegetable patches and sun terrace adjoining the rear elevation of the bungalow. There is a low maintenance front garden, driveway providing off road parking for several vehicles and gives access to the detached garage. The garage has an up and over door, power and lighting

Viewing comes highly recommended.

Entrance hall





Sitting/dining room  
18'8 x 12'10 (5.69m x 3.91m)

Kitchen  
10'2 x 9'6 max (3.10m x 2.90m max)

Bedroom 1  
14'5 x 12'10 (4.39m x 3.91m)

Bedroom 2  
11'2 x 9'6 (3.40m x 2.90m)

Bathroom

Separate wc

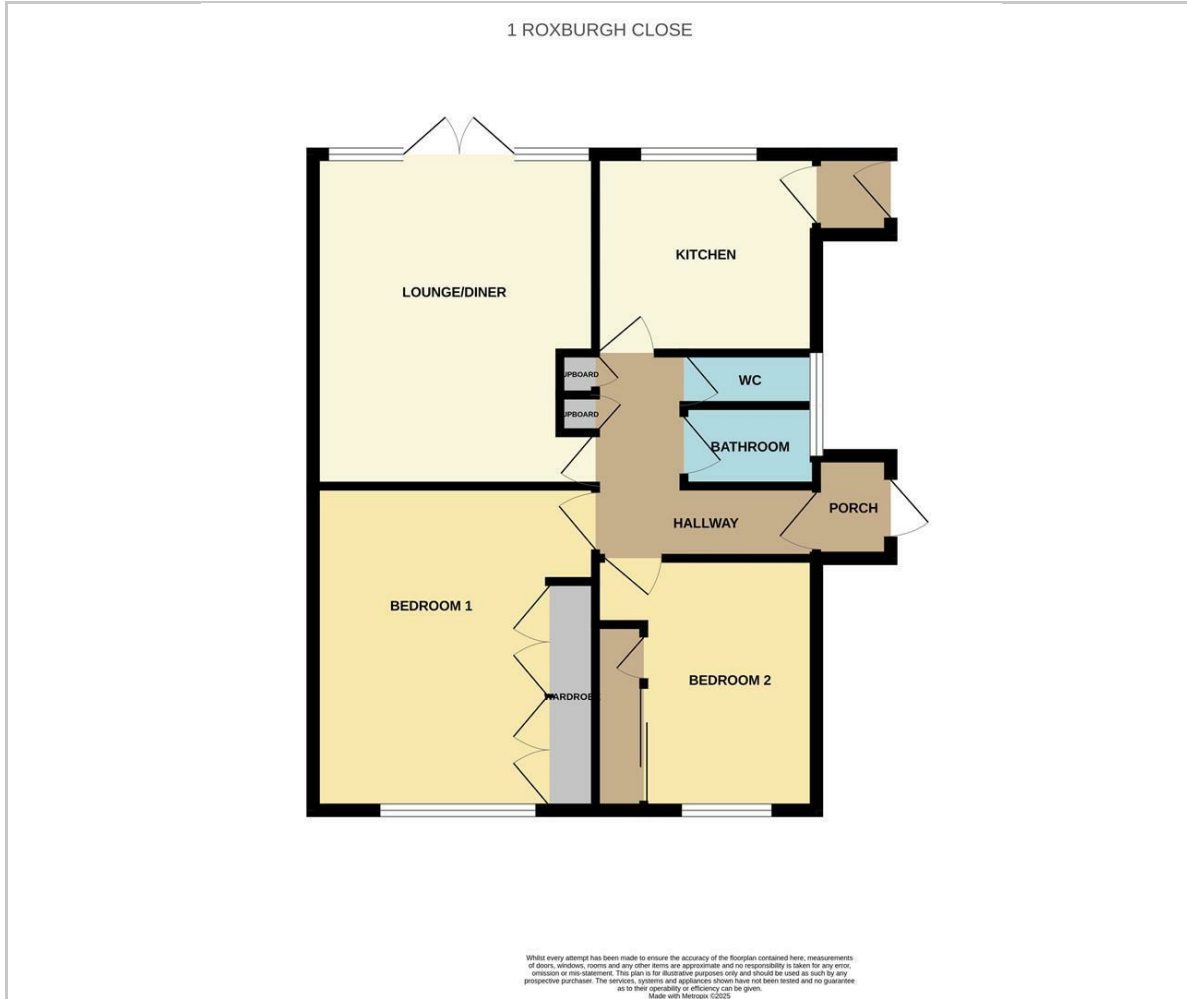
Driveway

Detached garage  
17 x 8'2 (5.18m x 2.49m)

Front and rear gardens



## Floor Plan



## Viewing

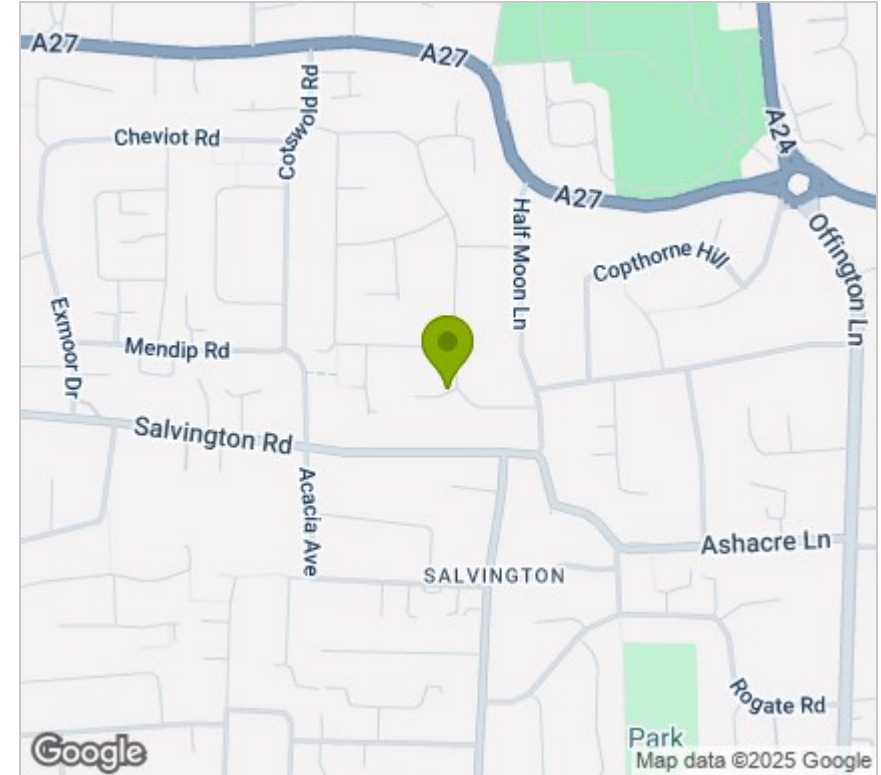
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

