



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



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

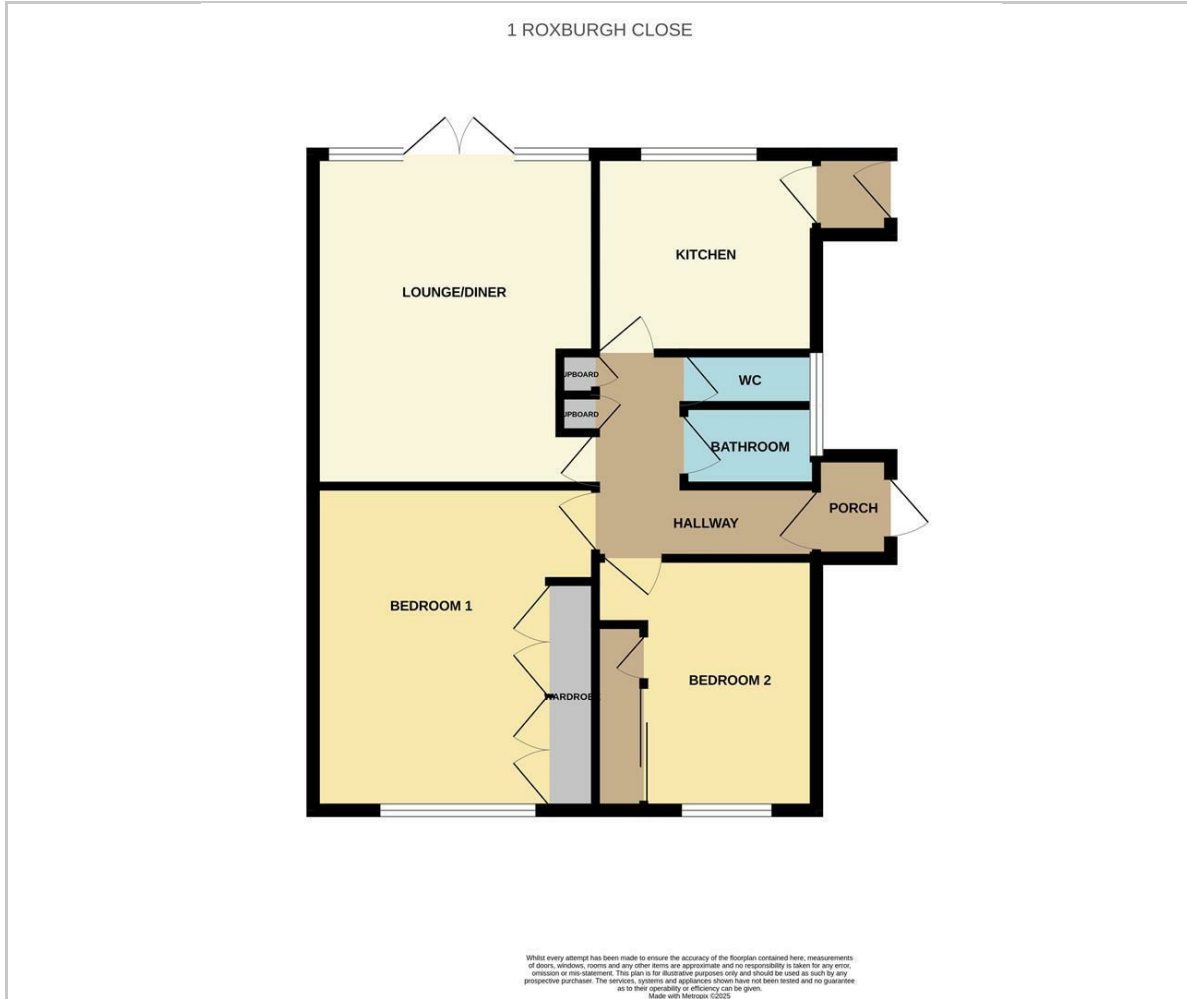
Driveway

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

Front and rear gardens



Floor Plan



Viewing

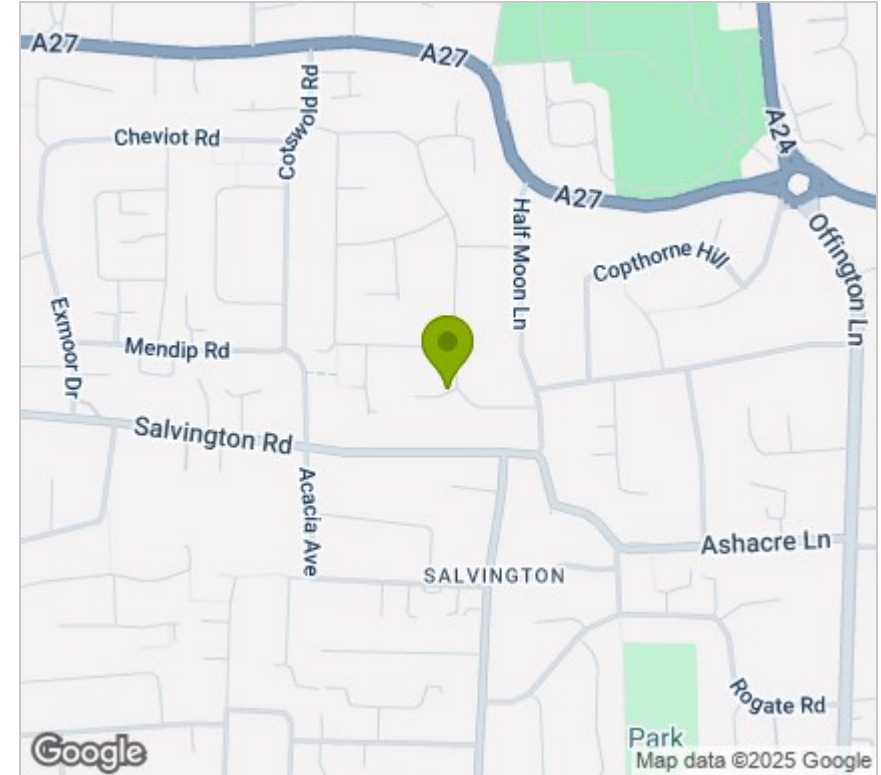
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

