



2 Devonport Road, Worthing, BN11 2SN  
Offers In The Region Of £425,000

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Extended three bedroom semi-detached bungalow located on Devonport Road, East Worthing close to local shops, bus routes, mainline railway station and Worthing seafront. Accommodation briefly comprises entrance porch, entrance hall, three double bedrooms, 22ft open-plan kitchen/lounge/diner, inner hall, shower room/wc and integral garage with power and light. Externally the property benefits from a low maintenance private rear garden and private driveway providing off road parking for multiple vehicles.

- Three Bedroom
- Semi Detached Bungalow
- Popular East Worthing Location
- Shops, Bus Routes and Train Station Nearby
- 22ft Open Plan Kitchen/Lounge/Diner
- 19ft Integral Garage
- Low Maintenance West Aspect Private Rear Garden
- Private Driveway
- Gas Central Heating & Double Glazed Windows









### Entrance Porch

UPVC front door. Radiator. Central heating thermostat. Fuse board. Double doors to:

### Entrance Hall

Recessed storage cupboard. Access hatch to loft. Levelled and coved ceiling.

### Bedroom One

4.09m x 3.10m (13'5 x 10'2)  
Double glazed window to front. Radiator. Range of fitted wardrobes and drawers. Levelled and coved ceiling.

### Bedroom Three/Office

3.78m x 2.44m (12'5 x 8')  
Double glazed window to front. Radiator. Levelled and coved ceiling.

### Open Plan Kitchen/Lounge/Diner

6.83m x 6.60m (22'5 x 21'8)  
Maximum measurements taken. Double glazed windows and French doors overlooking and leading to rear garden. Three radiators. Built in shelving and storage cupboards. Ample space for lounge and dining room furniture. Levelled and coved ceiling. Kitchen

comprising of roll edge work surfaces with stainless steel sink, mixer tap and drainer. Fitted oven/grill, tiled splashback and extractor canopy. Integrated fridge. Double glazed glass window. Wood effect laminate flooring. Levelled and coved ceiling. Inset spotlights.

### Bedroom Two

4.27m x 2.59m (14' x 8'6)  
Double glazed French doors overlooking and leading to rear garden. Further double glazed window. Radiator. Levelled and coved ceiling.

### Inner Hall

Recessed storage cupboard. Internal door to garage. Door to:

### Shower Room/Wc

Step in shower with tiled surround. Low level flush push button w/c. Vanity unit with wash hand basin and storage below. Double glazed window to side. Radiator. Tiled flooring. Levelled and coved ceiling. Inset spotlights.

### Integral Garage

5.84m x 2.51m (19'2 x 8'3)  
Electric up and over door to front. Benefitting from power, light, tall freezer and washing machine.

### West Aspect Private Rear Garden

Paved for ease of maintenance with raised flowerbeds surrounding the borders. Enclosed by wall and trellis. Central apple tree. Outside tap.

### Private Driveway

Paved driveway. Providing off road parking for multiple vehicles.

### Required Information

Council tax band: D

Draft version: 1

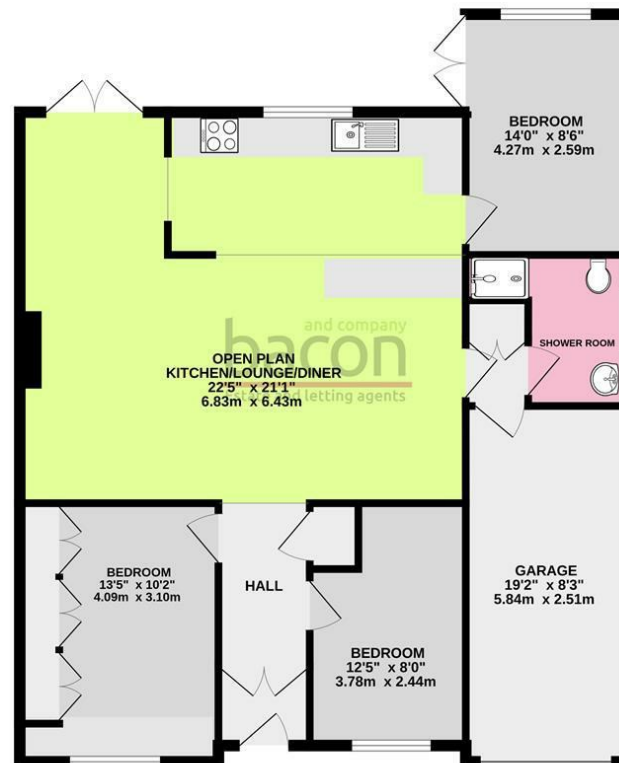
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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