



30 Hall Avenue, Worthing, BN14 9BD  
Guide Price £500,000

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We are delighted to offer for sale this CHAIN FREE, DETACHED two bedroom bungalow positioned in this popular OFFINGTON location with the added benefit of OFF STREET PARKING & GARAGE.

In brief the property consists of a deceptively spacious dual aspect lounge area, two double bedrooms, a separate dining room which benefits from direct access to the rear garden via double opening doors, a separate WC & Bathroom & a fitted kitchen with a range of various cupboards & drawers for storage also having space for appliances.

Externally you have a mature front garden with various flower & shrub borders, off street parking on a private driveway leading to garage with electric up & over door, the rear garden is mainly laid to lawn with various flower borders, fitted greenhouse & gated private side access, there are also a couple of brick built storage cupboards.

- No Chain
- Two / Three Bedrooms
- Two Reception Rooms
- Popular Offington Location
- Detached Bungalow
- Potential To Extend (STNPC)
- Private Driveway & Garage
- Double Glazed & Gas Central Heated Throughout



### Porch

Tiled floor, skimmed ceiling, door through to Hallway

### Hallway

5.08m x 0.97m (16'8 x 3'2)

Carpeted floor, radiator, wall mounted heating control panel, fitted storage cupboard with slatted shelving & hanging rail, further fitted storage cupboard housing hot water cylinder with slatted shelving above, smoke detector, loft hatch, smoke detector, textured ceiling.

### Dual Aspect Lounge

5.84m x 3.91m (19'2 x 12'10)

Carpeted floor, radiator, various power points, two double glazed windows, double glazed bay window, textured & coved ceiling.

### Master Bedroom

3.91m x 3.33m (12'10 x 10'11)

Carpeted floor, radiator, double glazed window, textured & coved ceiling.

### Bedroom Two

3.30m x 2.79m (10'10 x 9'2)

Carpeted floor, radiator, double glazed window, textured & coved ceiling.



### Family Bathroom

2.72m x 1.63m (8'11 x 5'4)

Carpeted floor, panel enclosed bath with power shower over, hand wash basin with hot & cold tap, heated towel rail, wall mounted vanity unit with mirrored front, double glazed window, textured ceiling.

### Separate WC

1.68m x 0.89m (5'6 x 2'11)

Carpeted floor, low flush WC, double glazed window, textured ceiling.

### Dining Room

3.91m x 3.63m (12'10 x 11'11)

Carpeted floor, radiator, double glazed doors leading to rear garden, textured & coved ceiling.

### Kitchen / Breakfast Room

4.19m x 3.43m (13'9 x 11'3)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, integrated eye level double oven, integrated stainless steel single drainer sink unit with mixer tap, inset four ring electric hob, space & provision for washing machine, integrated fridge & freezer units, tiled splashbacks, two double glazed windows, double glazed door leading to rear garden, textured & coved ceiling.



### Garage

5.54m x 2.49m (18'2 x 8'2)

Having power & lighting with an electric up & over door, also housing the gas & electric meters for the house, direct access to rear garden & window to rear.

### Externally

#### Front Garden

Mainly laid to lawn with various mature shrub & plant borders, pathway leading to gated side access, private driveway laid to paving offering off street parking for approximately three vehicles leading to front of garage.

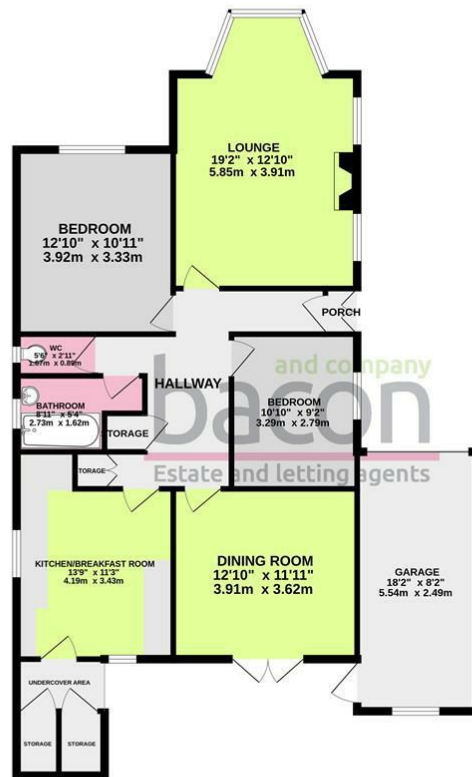
#### Rear Garden

Two timber built outbuildings for storage, gated side access, patio area stepping onto large lawned area having various mature shrub, tree & plant borders, greenhouse, direct access into the rear of the garage.

### Council Tax

Band E

GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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 by any prospective purchaser. 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<br>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



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