



12 Blenheim Avenue, Worthing, BN13 2AN
Guide Price £350,000



A two double bedroom link DETACHED bungalow located in Salvington. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, two bedrooms and shower room/wc. Externally there are low maintenance front and rear gardens, garage and driveway. Further benefits include gas central heating and double glazing throughout. CHAIN FREE.

- Two Double Bedroom
- Link Detached Bungalow
- Garage
- Driveway
- Front and Rear Garden
- Double Glazing
- Gas Central Heating





Entrance Hall

Radiator. Recessed storage cupboard housing electrical consumer unit.

Lounge/Diner

5.64m max x 3.51m (18'6 max x 11'6)
Dual aspect. Double glazed window to front and side. Two radiators.

Kitchen

3.53m x 2.54m (11'7 x 8'4)
Roll edge work surface having inset single drainer composite sink with mixer tap and draining board. Four ring cooker with concealed extractor cooker hood over. Space and plumbing for washing machine. Space for tall fridge freezer. Matching range of cupboards, drawers and eye level wall units. Double glazed window to side. Double glazed door to side. Radiator. Recessed storage cupboard.



Bedroom One

4.09m x 3.51m (13'5 x 11'6)
Double glazed window overlooking rear garden. Radiator. Two built in wardrobes.

Bedroom Two

4.09m x 2.36m (13'5 x 7'9)
Double glazed French doors to garden. Radiator. Access to loft via hatch. Built in mirrored double wardrobe.

Shower Room/wc

Step in shower tray with glazed screen and shower with wall mounted controls. Vanity unit with wash hand basin, mixer tap and cupboards below. Close coupled WC. Radiator. Double glazed window. Extractor fan.

Outside



Rear Garden

Paved and shingled for ease and maintenance. Six foot fence around. Further paved patio area for outdoor furniture. Door to:

Front Garden

Shingled for ease and maintenance.

Driveway

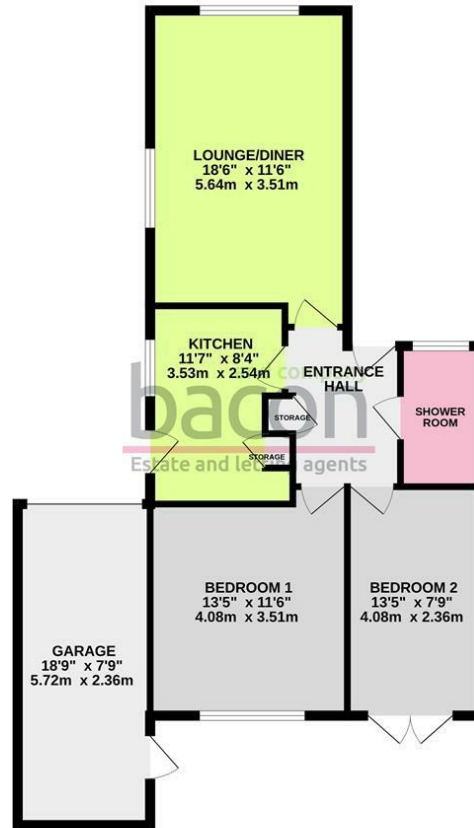
Hard standing. Parking for 3-4 vehicles. Leading to:

Garage

Up and over door. Power and light. Wall mounted Worcester combination boiler supplying gas central heating and hot water.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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 misstatement. 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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



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