



22 Downview Road, Worthing, BN14 0UX  
Guide Price £450,000

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A two double bedroom detached bungalow situated within a cul-de-sac on the edge of the South Downs and with view across to The Gallops in High Salvington. The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, conservatory, two bedrooms, shower room, separate w.c, loft, private driveway, garage, front and rear gardens.

- Detached Bungalow
- Secluded Location
- Within Sought After Catchment
- Adjoining Fields
- Semi Rural
- Double Glazed Windows
- Gas Central Heating
- No Onward Chain





### Reception Hall

4.04m max x 3.00m max (13'3 max x 9'10 max)

Steps up to covered porch with outside light and double glazed front door to reception hall. West aspect obscure glass double glazed window. Radiator. Built-in airing cupboard housing the homes water cylinder tank. Built-in storage cupboard. Built-in cloaks cupboard. Dimmer switch. Coved and textured ceiling with access to loft space.

### Lounge/Dining Room

7.06m x 3.51m (23'2 x 11'6)

Triple aspect via East, West and North facing double glazed windows. Fireplace with raised brick hearth, surround and mantle over. Two radiators. Coved and textured ceiling with two ceiling light points.

### Kitchen

3.73m x 2.72m (12'3 x 8'11)

Fitted suite comprising of a single drainer sink unit having mixer taps and with storage cupboard and space for washing machine below. Areas of rolltop work surfaces offering additional cupboards and drawers under Matching shelved wall units. Inset four ring hob with extractor hood over and fitted oven and grill below. Space for further appliances. Radiator. Part tiled walls. Built in shelved pantry. Textured ceiling. East aspect double glazed window. Double glazed door to conservatory.



### Conservatory

3.40m x 2.49m (11'2 x 8'2)

Triple aspect via East and south facing double glazed windows and North facing obscure glass double glazed window. Tiled flooring. Brick base. Glazed pitched roof. Double glazed doors to front and rear gardens.

### Bedroom One

3.78m x 3.33m (12'5 x 10'11)

Dual aspect via East and South facing double glazed windows offering views over the rear garden and to the Gallops beyond. Radiator. Coved and textured ceiling.

### Bedroom Two

3.66m x 2.74m (12'0 x 9'0)

South aspect via double glazed windows and offering views over the rear garden and to the Gallops beyond. Radiator. Coved and textured ceiling.

### Shower Room

1.91m x 1.68m (6'3 x 5'6)

Step in the shower cubicle with hand grips, fold down seat, tiled surround and shower unit. Wall mounted wash hand basin having mixer taps and storage cupboards below. Fully tiled walls. Tile effect vinyl flooring. Chrome ladder design radiator. Textured ceiling. Obscure glass double glazed window.



### Separate W.C

1.91m x 0.81m (6'3 x 2'8)

Low level W.C. Textured ceiling. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn with flower and shrub border. Outside wall lights. Side gate to rear garden.

#### Rear Garden

A further feature of the home due to its Southerly aspect, seclusion and views across to the Gallops. The first area of garden is paved with a flower and shrub border and provides ample space for garden table and chairs. Outside wall light points. The majority of garden is then laid to lawn with shaped flower and shrub beds and borders. Paved pathway leading to the rear of the garden and a wooden timber workshop.

#### Private Driveway

Providing off street parking and leading to the homes garage. Side gate to rear garden.

#### Garage

5.49m x 2.44m (18'0 x 8'0)

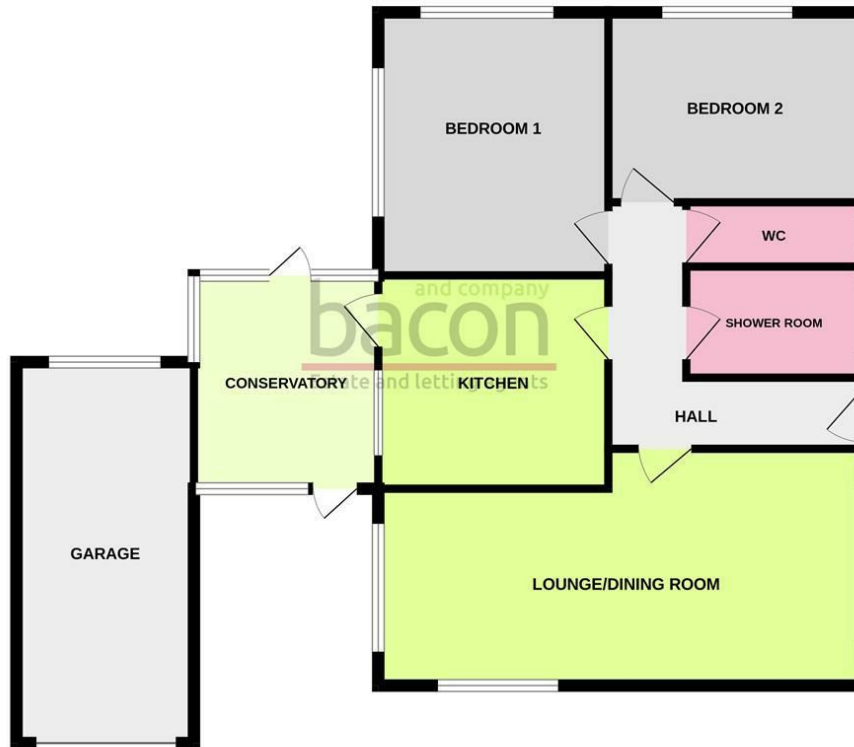
Brick built garage accessed via an up and over door. Obscure glass double glazed window.

#### Council Tax

Council Tax Band D



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>	57	67
(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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