



22 Southways Avenue, Worthing, BN14 8QA

Guide Price £375,000





We are delighted to offer for sale this well presented two double bedroom semi-detached bungalow having the added benefit of a sun room extension and a well maintained East aspect rear garden which is low maintenance too!

In brief the property comprises of a large entrance hallway, spacious bay fronted lounge, two double bedrooms, a modern fitted kitchen with space for appliances, a dual aspect bathroom and a full width sun room extension.

The property also benefits from no-onward chain so if speed is important don't miss this one!

- Semi-Detached Bungalow
- No Onward Chain
- Two Double Bedrooms
- Sun Room Extension
- Beautifully Presented Rear Garden
- Off Street Parking
- Close To Local Amenities
- Potential To Extend (STNPC)
- Good School Catchment Area
- Fitted Kitchen & Bathroom









### Entrance Porch

1.04m x 0.71m (3'5 x 2'4)

PVCU double glazed front door, tiled floor, single light fitting, further door to entrance hallway.

### Entrance Hallway

4.75m x 1.22m (15'7 x 4)

Laminate flooring, single radiator, loft hatch access, single light fitting, fitted cupboard housing gas & electric meter, smoke detector.

### Lounge

5.41m x 3.33m (17'9 x 10'11)

Laminate flooring, feature fireplace with attractive surround and mantle, single radiator, PVCU double glazed half bay window, coving, television point, various power points.

### Bedroom One

3.76m x 3.33m (12'4 x 10'11)

Laminate flooring, single radiator, various power points, a range of wardrobes with various hanging rails and shelving (free-standing), PVCU double glazed door to sun room.

### Bedroom Two

3.48m x 2.69m (11'5 x 8'10)

Laminate flooring, single radiator, various power points, coving, single light fitting, fitted storage cupboard housing Ideal combination boiler, PVCU double glazed doors leading to sun room extension.

### Kitchen

2.67m x 2.29m (8'9 x 7'6)

Tile effect laminate floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high gloss finish, inset stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, space for free-standing fridge freezer, integrated oven with four ring gas burning hob and extractor fan over, skimmed ceiling with spotlights, tiled splashbacks, PVCU double glazed window.

### Bathroom

2.41m x 1.96m (7'11 x 6'5)

Tile effect vinyl flooring, corner fitted panel enclosed bath unit with shower above, low flush WC, hand wash

basin with mixer tap, a range of cupboards and drawers below, single radiator, two PVCU double glazed obscured glass windows, skimmed ceiling.

### Sun Room Extension

5.16m x 2.92m (16'11 x 9'7)

Vinyl tiled effect flooring, various power points, various opening PVCU double glazed windows, PVCU double glazed doors leading out into rear garden.

### Externally

#### Front Garden

Mainly laid to chipstone with various flower borders, block paved off street parking for one car, gated side access, dwarf wall enclosed.

#### Rear Garden

Patio area stepping onto large lawned area having various flower and shrub borders, further patio with more flower borders, pathway with pergola over leading to chipstone area to the rear of the garden, timber built shed with power and lighting, gated side access, outside tap, fence enclosed.

### Council Tax

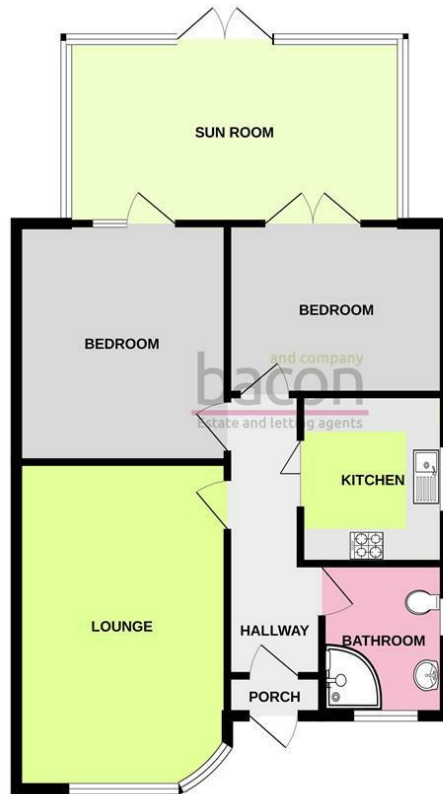
Band C







GROUND FLOOR



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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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