



19 Cleveland Road, Worthing, BN13 2ET
Guide Price £375,000

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A two double bedroom detached bungalow located within the catchment area of Salvington, on level ground and close to local shops within the Selden Parade. The accommodation consists of a reception hall, lounge, conservatory, kitchen, two bedrooms, bathroom/w.c, loft, garage, front and rear gardens.

- Detached Bungalow
- Two Bedrooms
- South Rear Garden
- Garage
- Double Glazed Conservatory
- Double Glazed Windows
- Gas Central Heating
- Fitted Kitchen & Bathroom





Reception Hall

Accessed via a double glazed front door. Radiator. Central heating thermostat. Cloaks cupboard. Built in airing cupboard. Coved and textured ceiling with access to loft space. NB: Max width 11'5 and max depth 9'5

Lounge

5.61m x 3.91m (18'5 x 12'10)
South aspect via double glazed sliding doors onto the conservatory. Tiled fireplace with raised hearth, surround and mantle over. Radiator. Two wall light points. Coved and textured ceiling.

Conservatory

4.11m x 3.18m (13'6 x 10'5)
Triple aspect via East, West and South facing double glazed windows. Tiled flooring. Brick base. Two wall light points. Pitched glazed roof. Double glazed French doors to rear garden.

Kitchen

3.00m x 2.79m (9'10 x 9'2)
Fitted suite comprising of a single drainer sink unit

having mixer tap and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker, upright fridge/freezer and further appliances. Cupboard housing the homes wall mounted boiler. Part tiled walls. Coved and textured ceiling. North aspect double glazed window. Double glazed door to outside.

Bedroom One

4.24m x 3.73m (13'11 x 12'3)
South aspect via double glazed windows. Fitted bedroom wardrobes to length of room with one single and three double wardrobes. Radiator. Coved and textured ceiling.

Bedroom Two

3.73m x 2.84m (12'3 x 9'4)
North aspect double glazed window. Radiator. Coved and textured ceiling.

Bathroom

2.41m x 1.65m (7'11 x 5'5)
Fitted suite comprising of a panelled bath having twin

hand grips. Pedestal wash hand basin. Low level w.c. Radiator. Tiled walls. Tile effect flooring. Coved and textured ceiling. Two obscure glass double glazed windows.

OUTSIDE

Front Garden

Laid to decorative shingle with various well stocked and wood trimmed flower and shrub beds. Pathway to the homes front door. Gate providing side access to the rear garden.

Rear Garden

South facing and secluded rear garden. The majority of area is paved with space for garden table and chairs. Raised flower and shrub beds.

Garage & Parking

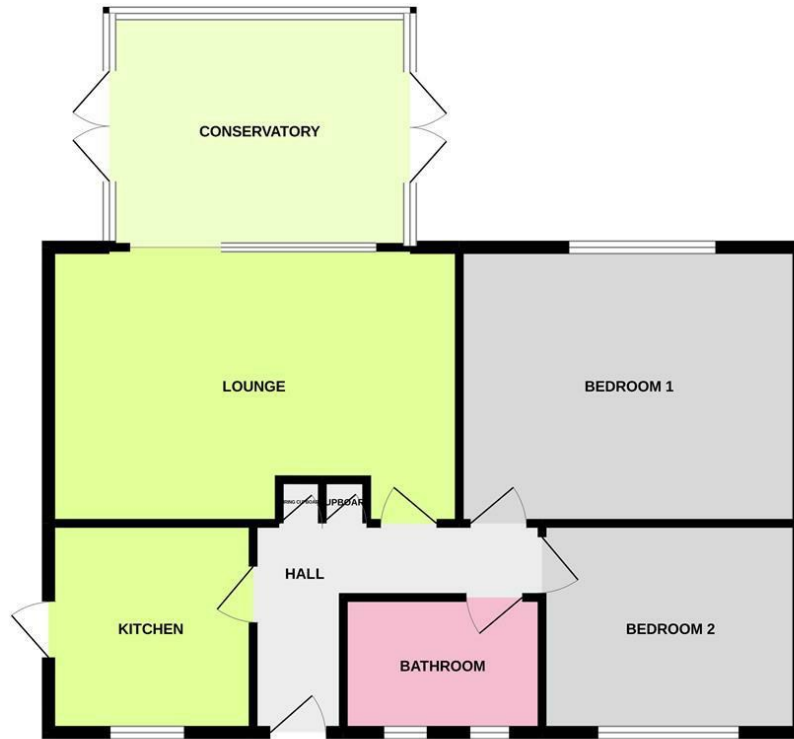
Garage accessed via an up and over door. Off street parking to the front of the garage.
NB: Currently no power or light to the garage.

Council Tax

Council Tax Band D



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 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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