



11 Lingfield Close, Worthing, BN13 2DZ

Price Guide £325,000

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A two bedroom semi detached bungalow with impressive rear garden available chain free. Located in popular Salvington with the accommodation briefly comprising, entrance hall, lounge, kitchen, two bedrooms and bathroom/Wc. Externally there is an impressive rear garden, front garden, private driveway and garage.

- Two Bedrooms
- South Aspect Lounge
- Impressive Rear Garden
- Semi Detached Bungalow
- Popular Salvington
- Chain Free
- Private Drive & Garage
- Must See





Front door opening to

Entrance Hall

Access hatch to loft. Radiator.

Living Room

4.62 x 3.33 (15'1" x 10'11")

South facing double glazed window. Tiled fireplace. Radiator.

Kitchen

3.36 x 2.63 (11'0" x 8'7")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Space for washing machine and cooker. Matching wall cupboards. Double glazed window to side and rear. Double glazed door to rear garden.

Bedroom One

3.84 x 3.34 (12'7" x 10'11")

Double glazed window. Radiator.

Bedroom Two

3.75 x 2.17 (12'3" x 7'1")

Dual aspect double glazed windows. Radiator.

Bathroom/wc

2.16 x 1.80 (7'1" x 5'10")

Panelled bath with shower attachment, pedestal wash hand basin and low level flush Wc. Double glazed obscure glass window. Radiator.

Private Driveway

Providing off road parking and leading to garage.

Garage

With up and over door.

Front Garden

Laid to lawn with pathway to front door.

Rear Garden

A spacious lawned garden with mature planting.

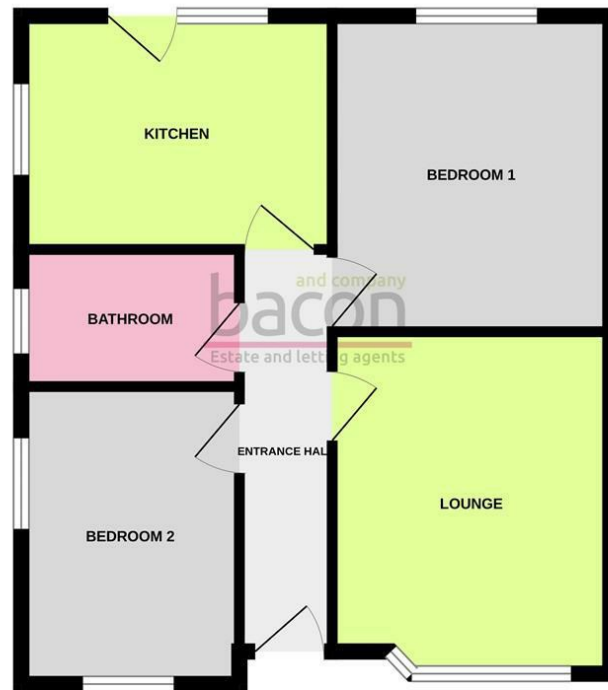
Required Information

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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 for 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		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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 confirm their condition or working order.



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