



10 The Pallant, Worthing, BN12 6AZ  
Asking Price £375,000

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We are delighted to bring to the market this two bedroom detached bungalow in the sort after Goring-By-Sea area. The internal accommodation briefly comprises of a sizable lounge/diner with dual aspect. A fully fitted kitchen with door providing access to the rear garden. Two double bedrooms with a further fitted bathroom. Outside you have the benefits of sizable gardens front and back. Access to a detached garage and driveway suitable for two cars. This property is being offered Chain Free so viewing is highly recommended!

- Two Bedroom Detached Bungalow
- Chain Free
- Detached Garage
- Off Road Parking
- Lounge/Diner
- Double Glazed
- Fitted Shower Room
- Viewing Highly Recommended





### Entrance Hall

Accessed via double glazed door. Carpeted throughout.

### Hallway

Carpeted throughout. Radiator. Access to storage cupboard housing combination boiler. Access to loft via hatch.

### Lounge/Diner

7.7 x 3.3 (25'3" x 10'9")  
Carpeted throughout. Two Double glazed window. Two radiators. Tv point. Double glazed sliding doors providing access to rear garden.

### Kitchen

3.4 x 2.6 (11'1" x 8'6")  
Tiled effect flooring. Roll edge work surfaces. A range of matching wall and base units. Part tiled



walls. Double glazed window. Space for various appliances. Double glazed window. Double glazed door providing access to rear garden.

### Bedroom One

3.8 x 3.4 (12'5" x 11'1")  
carpeted throughout. Radiator. Double glazed window

### Bedroom Two

3.5 x 2.4 (11'5" x 7'10")  
carpeted throughout. Radiator. Double glazed window

### Shower Room

2.3 x 2 (7'6" x 6'6")  
Tiled effect flooring throughout. Fully tiled walls. Radiator. Obscured double glazed window. Low level W/c with matching wash



hand basin. Walk in shower cubicle with power shower.

### Outside;

#### Front

South facing aspect. Mainly laid to lawn with mature shrub and flower borders. Wrap around gardens to side access.

#### Rear

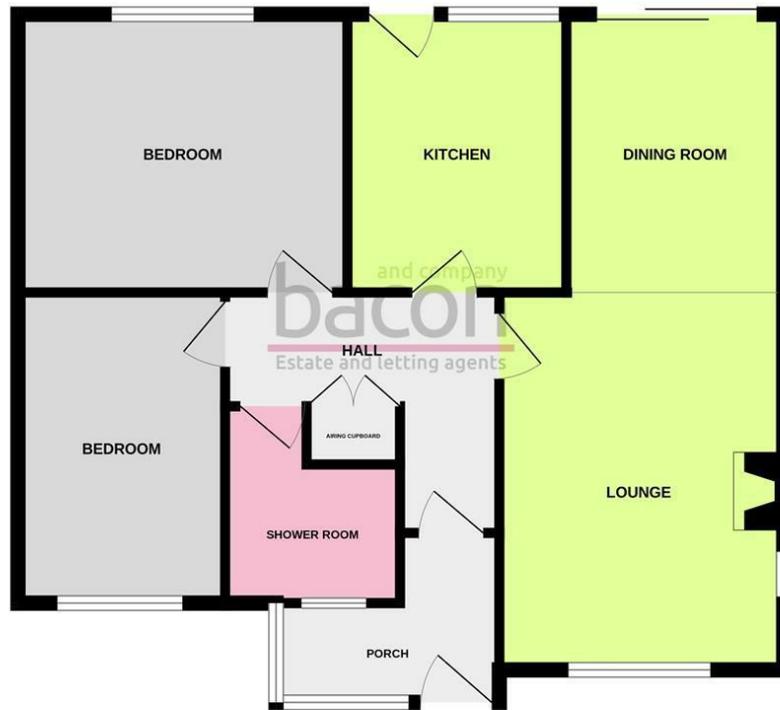
Large patio area. Mainly laid to lawn with mature shrub and flower borders. Gate providing rear access. Door providing access to detached garage;

#### Garage

Access via private driveway. Off road parking for two cars. Up and over door.



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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>61</b>	
(55-68) <b>D</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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