



24 Rudgwick Avenue, Worthing, BN12 5AZ

Asking Price £485,000





We are delighted to bring to the market this well presented Two/Three bedroom Link Detached Bungalow. Internally you are presented with Two double bedrooms with a further potential for a third bedroom via another reception room. Sizable lounge with bay window. Externally you have wonderfully maintained Gardens front and back. Private driveway leading to Garage. The property is being offered chain free and viewing is highly recommended.

- Link Detached Bungalow
- Two/Three Bedrooms
- Beautifully Maintained Gardens
- Private Driveway
- Garage
- Fantastic Goring-By-Sea Location
- Chain Free
- Viewing Highly Recommended









### Entrance Hall

Carpeted throughout. Radiator. Hatch providing loft access. Two large storage cupboards. One of which housing hot water cylinder.

### Cloakroom

Low level Wc. Frosted double glazed window.

### Living room

5.6 x 3.6 (18'4" x 11'10")

Carpeted throughout. Two radiators. Feature bay with double glazed window. Fireplace with stone hearth surround. Further two double glazed windows.

### Bedroom One

3.6 x 3.3 (11'10" x 10'10")

Carpeted throughout. Radiator. Double glazed window.



### Bedroom Two

3.3 x 2.4 (10'10" x 7'10")

Carpeted throughout. Radiator. Double glazed window.

### Dining Room / Bedroom

3.7 x 3.3 (12'2" x 10'10")

Carpeted throughout. Radiator. Two double glazed windows. Double glazed door providing access to rear garden.

### Kitchen

3.5 x 3 (11'6" x 9'10")

A fitted kitchen briefly comprising. Roll edge work surfaces. A range of matching wall and base units. Part tiled walls. Inset stainless steel sink with drainer. Space for various appliances. Floor standing boiler. Double glazed window. Door providing access to pantry style cupboard.



Double glazed door providing access to rear garden.

### Shower room

Part tiled walls. Radiator. Walk in shower. Wash hand basin. Frosted double glazed window.

### Rear Garden

Beautifully presented rear garden. Large patio area. Well maintained lawned area with a range of mature tree and shrub borders. Garden shed. Access to private garage. Side access.

### Garage

Access via electric roller door. Power and lighting. Access to rear garden.







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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>54</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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