



50 Cheviot Road, Worthing, BN13 2LH  
Guide Price £350,000

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This two bedroom semi-detached bungalow is offered for sale in the popular residential area of Salvington with extended accomodation and having been considerably improved by its present owners.

The accomodation includes as follows: Extended lounge/diner, fitted kitchen, two double bedrooms and a shower room/WC. Externally there is a lovely rear garden with patio and seating area and off road parking at the front. Viewing is recommended.

- Salvington Location
- Extended Lounge/diner
- Fitted Kitchen
- Two Double Bedrooms
- Shower room/WC
- Feature Rear Garden
- Off Road Parking
- Viewing Recommended.









### Entrance Hall

Radiator, levelled ceiling, access to loft space.

### Lounge/Diner

6.76m x 3.18m narr to 2.69m (22'2 x 10'5 narr to 8'10)

Extended room with two radiators, levelled ceiling, double glazed window and door to and overlooking the rear garden.

### Kitchen

2.74m x 2.51m (9'0 x 8'3)

Excellent range of worktop surfaces with cupboards under incorporating a single drainer sink unit and four ring hob with oven under and extractor over. Range of matching wall cupboards and part tiled walls, space used for slimline dishwasher, washing machine, tumble dryer and fridge freezer. Levelled ceiling.



### Bedroom 1

4.62m x 2.82m (15'2 x 9'3)

Double glazed window to front, coved ceiling, double and triple wardrobes.

### Bedroom 2

2.90m x 2.82m (9'6 x 9'3)

Double glazed window to front, levelled ceiling, radiator.

### Shower Room/WC

Step in fully tiled shower cubicle, low level flush WC, radiator, frosted double glazed window, wash hand basin with cupboards under and one side, levelled ceiling with inset lighting.

### Rear Garden

The rear garden is a feature of the property being mainly laid to lawn with two sheds, raised



flower borders, paved seating area and block paved patio area nearer the house with outside tap and side access to front.

### Front/Parking

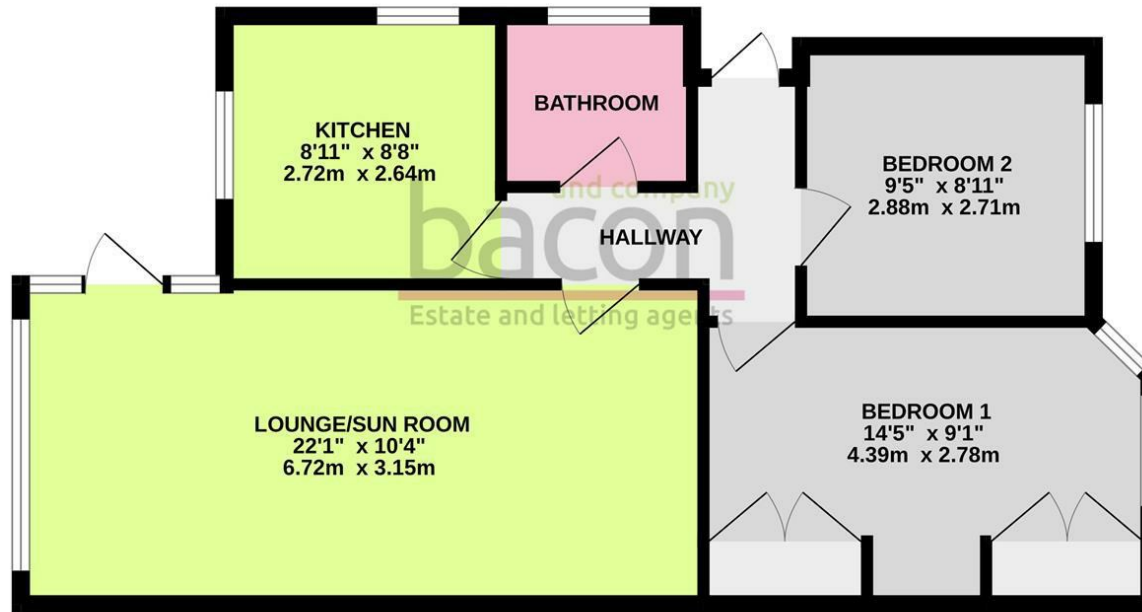
Block paved driveway providing off road parking for several cars.

### Council Band

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 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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