



29 Twyford Road, Worthing, BN13 2NP
Asking Price £425,000

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We are delighted to offer to the market this well presented three bedroom Bungalow in the sought after Salvington area. Internally the accommodation briefly comprises; three bedrooms, living room, kitchen, full width conservatory, bathroom and separate Wc. Externally you have a well presented low maintenance rear garden and a sizable private driveway leading to Garage. Viewing is highly recommended to appreciate the overall size and condition of this property.

- Semi-Deatched Bungalow
- Garage
- Private Driveway
- Three Bedrooms
- Conservatory
- Low Maintenance Gardens
- Quite Location
- Viewing Highly Recommended





Porch

Tiled flooring. Frosted double glazed windows.

Hallway

Floorboards throughout. Two radiators.

Kitchen

3.6 x 3.1 (11'10" x 10'2")
a fully fitted kitchen briefly comprising; roll edge worktops. A range of matching wall and base units. Integrated fridge/freezer. Integrated double oven with five ring gas hob above. Extractor fan. Space for various other appliances. Stainless steel sink with drainer. Half tiled walls with fully tiled flooring throughout. Radiator. Double glazed window. Frosted double glazed door leading to;

Conservatory

6.8 x 2.2 (22'4" x 7'3")
Tiled flooring throughout. Sliding doors leading to rear garden. Further single door leading to side access.

Living Room

4 x 3.4 (13'1" x 11'2")
Floorboards throughout. Radiator. Double glazed sliding doors proving access to conservatory.

Bedroom One

4.5 x 3.1 (14'9" x 10'2")
Carpeted throughout. A range of fitted bespoke wardrobes. Radiator. Double glazed window.

Wet Room

Modern adapted wet room. Low level Wc with matching wash hand basin with storage drawers below. Walk in shower with tiled wall surround. Wall mounted heated towel rail. Frosted double glazed window.

Bedroom Three

2.6 x 2.6 (8'6" x 8'6")
Carpeted throughout. Radiator. Double glazed window.

Bedroom Two

3.5 x 2.9 (11'6" x 9'6")
Carpeted throughout. Radiator. Double glazed window.

Cloakroom

Tiled flooring throughout. Low level Wc with matching wash hand basin.

Outside

Rear Garden

A well maintained secluded rear garden. A range of raised

flower beds with mature tree and shrub borders. Side access to front of property and detached garage.

Detached Garage

Access via up and over door. Power and lighting.

Private Driveway

Well presented private driveway for multiple cars. Access to garage.

Required Information

Council tax band:

Draft version: 1

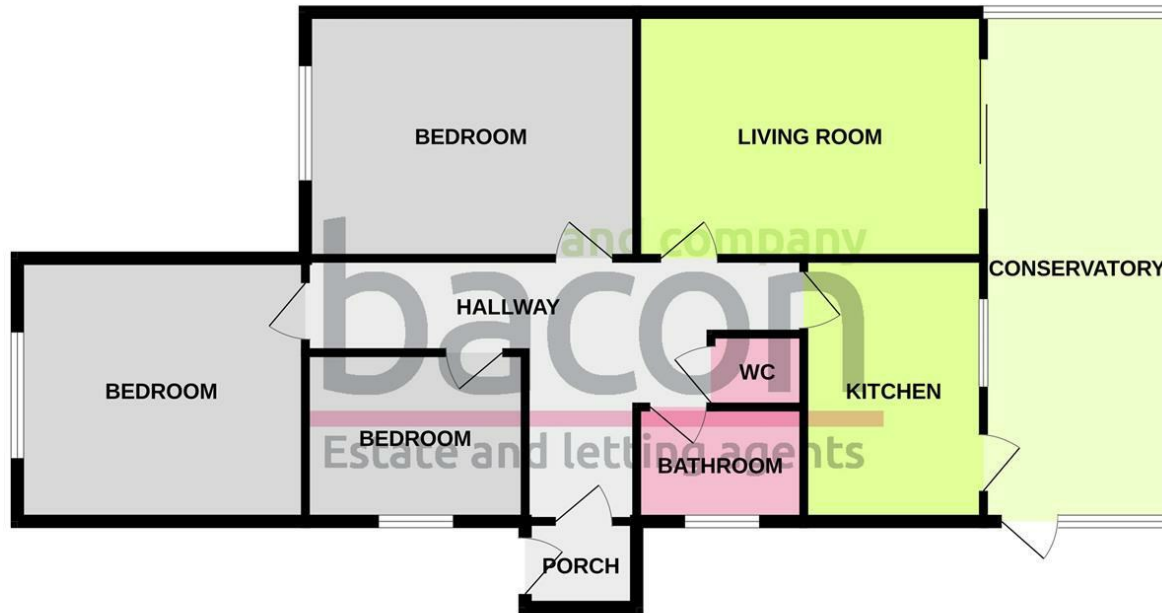
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Agent Note

We are advised by the owner that there is spray foam in the loft.



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