



12 Roundwood, Worthing, BN13 3GZ

Guide Price £650,000

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We are delighted to offer for sale this well presented & deceptively spacious three bedroom detached bungalow positioned in this private road location in High Salvington.

In brief the property consists of a spacious bay fronted lounge area having direct access through to the conservatory extension, there is a second reception room or fourth bedroom depending on your personal requirements, a shaker style fitted kitchen / breakfast room with built in utilities providing direct access to the South aspect rear garden, there are three spacious bedrooms, the master benefits from an en-suite shower room, to complete the internal accommodation you have a fitted family bathroom.

Externally you have both front & rear gardens, the rear garden is south aspect & offers direct access into the timber built storage shed & double garage, there is also a gated side access allowing easy access to private driveway.

- Detached Bungalow
- Three Spacious Bedrooms
- Two Reception Rooms
- Conservatory Extension
- South Aspect Rear Garden
- Off Street Parking & Double Garage
- Kitchen / Breakfast Room
- En-Suite To Master Bedroom
- Private Road Location In High Salvington
- Potential To Extend (STNPC)



Entrance Hallway

6.78m x 1.47m (22'3 x 4'10)

Reception Room

5.89m x 5.21m (19'4 x 17'1)

Carpeted flooring, two radiators, feature fireplace with attractive surround & electric insert, television point, various power points, PVCU double glazed bay window, skimmed ceiling with coving, double doors leading to Conservatory Extension.

Reception Room Two

3.48m x 3.15m (11'5 x 10'4)

Carpeted flooring, radiator, PVCU double glazed window, various power points, skimmed ceiling with coving.

Conservatory Extension

3.61m x 3.20m (11'10 x 10'6)

Wooden flooring, various power points, various opening PVCU double glazed windows, PVCU double glazed double opening doors leading out into rear garden, polycarbonate roof.

Master Bedroom

4.27m x 3.99m (14 x 13'1)

Carpeted flooring, radiator, two fitted wardrobes with various hanging rails & shelving, a range of fitted cupboards & drawers for useful storage space, PVCU double glazed window, skimmed ceiling, door to En-Suite Shower Room.

En-Suite Shower Room

2.64m x 1.78m (8'8 x 5'10)

Tiled flooring, low flush WC, pedestal hand wash basin with vanity unit below & mixer tap, fitted shower cubicle having an integrated power shower being fully tiled, ladder style heated towel rail, PVCU double glazed window, skimmed ceiling, extractor fan, spotlights.

Bedroom Two

4.90m x 3.35m (16'1 x 11)

Carpeted flooring, radiator, PVCU double glazed window, two fitted storage cupboards having various hanging rails & shelving units, various power points, skimmed ceiling with coving.

Bedroom Three

4.19m x 2.77m (13'9 x 9'1)

Carpeted flooring, radiator, television point, various power points, PVCU double glazed window, skimmed ceiling with coving.

Family Bathroom

3.15m x 1.85m (10'4 x 6'1)

Tiled flooring, low flush WC, pedestal hand wash basin with mixer tap & vanity unit below, panel enclosed bath with mixer tap, ladder style heated towel rail, wall mounted mirror, PVCU double glazed window, skimmed ceiling with coving & spotlights, extractor fan.

Kitchen / Breakfast Room

4.24m x 3.45m (13'11 x 11'4)

Tiled flooring, roll edge laminate work surfaces

with cupboards below & matching eye level cupboards, inset stainless steel sink unit with one & half bowls having a mixer tap & single drainer, integrated double oven & grill, four ring gas burning hob with extractor fan over, matching integrated fridge freezer, matching integrated dishwasher, space & provision for washing machine & tumble dryer, PVCU double glazed window, PVCU double glazed door, skimmed ceiling with spotlights.

Externally

Front Garden

Mainly laid to lawn, with various mature flower & shrub borders, sandstone steps leading down to private front door.

South Aspect Rear Garden

Mainly laid to lawn with various mature shrub, tree & plant borders, patio area with space for seating for four, greenhouse, further patio area to the side providing access to Garden Room & Double Garage.

Garden Room

3.30m x 2.31m (10'10 x 7'7)

Having it's own power & lighting & double opening doors into the rear garden.

Double Garage

5.51m x 5.51m (18'1 x 18'1)

Having an up & over door, power & lighting, various shelving units for extra storage space.

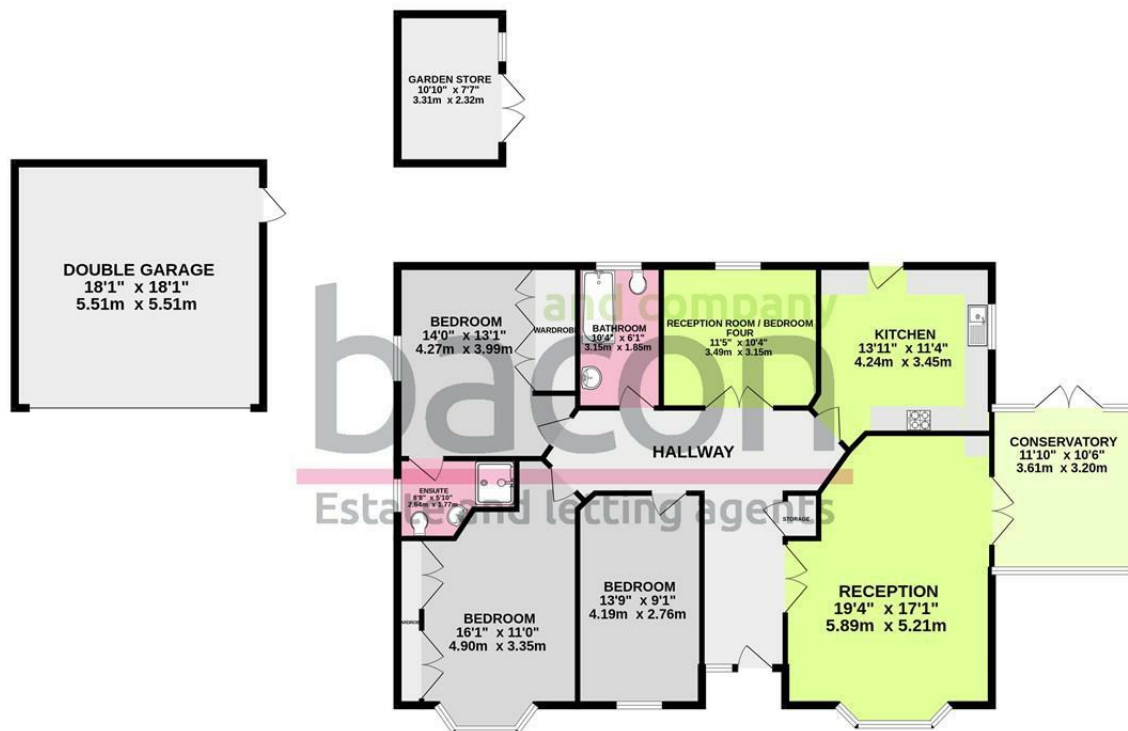
Council Tax

Band F



GROUND FLOOR
1914 sq.ft. (177.8 sq.m.) approx.

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TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.
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	70	80
(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 confirm their condition or working order.



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