



1A Burdale Drive | PO11 9PF | £415,000



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Internal viewing is highly recommended to appreciate the standard of accommodation in this three Bedroom detached Bungalow in a quiet Cul-De-Sac in Selsmore area. There is a spacious Lounge with open access to a modern oak effect fronted fitted Kitchen/Diner offering space for extending table and chairs. There is a white family Bathroom suite and an En-Suite shower room. Outside is laid to lawn with shrub borders. There is a driveway leading to the integral Garage. Convenient to Mengham Rythe Sailing Club, Wilsons Boatyard and offering pleasant coastal walks.

- **Detached Bungalow in Selsmore area.**
- **Three Bedrooms.**
- **Family Bathroom and En-Suite to main Bedroom.**
- **Spacious Lounge. Fitted Kitchen/Diner.**
- **Driveway and integral Garage.**
- **Double glazing and 'Cosy' remote heating system.**
- **Nicely presented front and rear Gardens.**
- **Raised decking areas for seating.**
- **Ideal for family, retirement or weekend home.**
- **Convenient to Mengham Rythe Sailing Club.**

Council Tax Band: E

The accommodation comprises:

Recessed side entrance with light and UPVC double glazed door to –

Entrance Hallway –

Coats hanging space. Radiator. Cosy 'remote' heating system. Built in utility cupboard with power and shelf. Access to loft space via fitted ladder.

Lounge – 14' 10" x 16' 0" (4.52m x 4.87m)

Double aspect double glazed windows to side and rear garden. Double glazed French doors leading to rear garden. Telephone, TV and broadband aerial points. Two radiators. Open access to

Kitchen/Diner – 14' 11" x 12' 4" (4.54m x 3.76m)

1.5 bowl single drainer sink unit with mixer tap set in Granite work surface, cupboards below. Integrated dishwasher, automatic washing machine and fridge/freezer. Matching range of light oak effect fronted wall and base cupboards and drawers. Inset 5-ring 'Tricity Bendix' gas hob, over head extractor. 'Tricity Bendix' eye level double oven and grill. Concealed under cupboard lighting. Radiator. Double glazed window with vertical blinds. Double glazed French doors with blinds leading to rear garden. Slip resistant flooring. Return door to Hallway.

Bedroom 1 – 13' 11" x 12' 0" (4.24m x 3.65m)

Deep double glazed bow window to front aspect. Radiator. Telephone point. Range of floor to ceiling mirror fronted sliding door wardrobes. Drawer unit. Door to En-Suite: Wide sliding door fronted shower cubicle with mixer shower. Half inset wash hand basin with mixer tap set in vanity shelf, close coupled WC with concealed cistern, cupboard below. 'Ladder style' towel radiator. Obscure double glazed window with vertical blind to front aspect. Slip resistant flooring, extractor fan and down lights.

Bedroom 2 – 14' 6" x 9' 7" (4.42m x 2.92m)

Double glazed window to side elevation. Radiator.

Bedroom 3 – 10' 4" x 7' 6" (3.15m x 2.28m)

Double glazed window to side aspect. Radiator.

Family Bathroom –

White suite comprising paneled bath with mixer tap and wall mounted mixer shower. Half inset wash hand basin set in vanity shelf, close coupled WC, concealed cistern. Tiled splash backs, shaver point, obscure double glazed window to side aspect with vertical blinds. 'Ladder style' towel radiator. Slip resistant flooring. Down lights and extractor fan.

Outside –

Low walled front boundary. Mainly laid to lawn. Paved driveway to Integral Garage: 19'0 X 10'0". With up and over door.

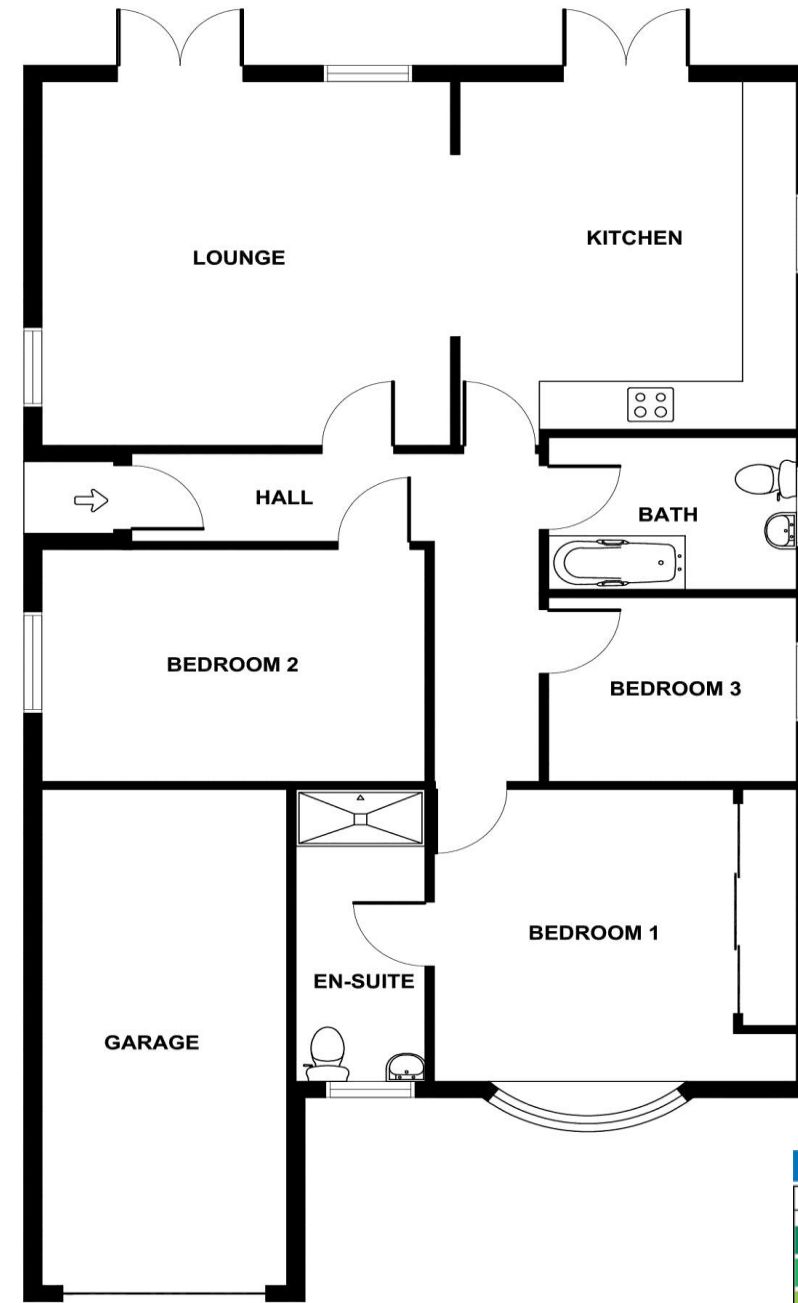
Enclosed Rear Garden –

Mainly laid to lawn with corner borders planted with variety of shrubs and flowers. Portuguese Laurel tree. Raised decking area with balustrade surround and further decking for seating etc.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



1A BURDALE DRIVE

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	77	
(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	