



## **Brendon Road, Worthing, BN13 2PT – £425,000**

Aspire Residential are delighted to bring to the market this **DETACHED TWO BEDROOM BUNGALOW** which has recently undergone an **EXTENSIVE REFURBISHMENT**. Internally the property offers an entrance hallway, master bedroom with **EN SUITE**, another double bedroom, bathroom and an open plan lounge/kitchen. External benefits include off road parking and a **WEST FACING GARDEN**. This property will be sold with **NO FORWARD CHAIN**. Call us today to book your viewing.

### **Key Features:**

- **Extensively Refurbished Detached Bungalow**
- **Master Bedroom with Ensuite**
- **Modern Open Plan Kitchen/Lounge**
- **West Facing Garden**
- **Off Road Parking**
- **EPC - D**

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

28 Goring Road , Worthing, BN12 4AD  
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**Entrance Door Into;**

**Hallway** *15' 10" max x 5' 5" (4.82m x 1.65m)*

Spotlights throughout. Radiator to side wall. Storage cupboard. Herringbone flooring.

**Master bedroom** *13' 6" x 11' 9" (4.11m x 3.58m)*

Double glazed windows overlooking front garden, with radiator below. Spotlights throughout. Feature Wall lights. Carpets.



**En Suite**

Double glazed frosted windows. Walk in shower with decorative internal tiling for splash back. Walk in shower with overhead drench showerhead and a fixed glass screen. Vanity LED mirror. Floating wash hand basin with a matt grey mixer tap and vanity storage drawers. Heated towel rail. Button Flush W/C. Further tiling for splash back. Tiled floor.

**Bedroom Two** *13' 7" x 9' 3" (4.14m x 2.82m)*

Double glazed windows to side with radiator below. Spotlights throughout. Access to loft. TV point. Carpets



**Bathroom**

Skylight. Panel enclosed bath with overhead shower. Heated towel rail. Vanity LED mirror. Floating wash hand basin with mixer tap and vanity storage drawers. Button flush W/C. Part tiled walls for splash back. Tiled floor.

**Open Plan Kitchen/Lounge** 21'9" x 17'9" (6.62m x 5.41m)

Double glazed windows and sliding doors to rear. Spotlights throughout. The kitchen offers a mix of matt finish white and grey wall and base units. One and a half bowl sink with pressure hose mixer tap inset to composite work top. Space for American Style fridge freezer & washing machine. Integrated appliances include a dish washer, microwave, fan oven assisted oven and a four-ring electric hob inset to island composite worktop with a wine cooler below. TV point. luxury vinyl tiled floor.

**West Facing Garden**

Patio garden over two level with lawn to middle. Fence enclosed.

**Off Road Parking**

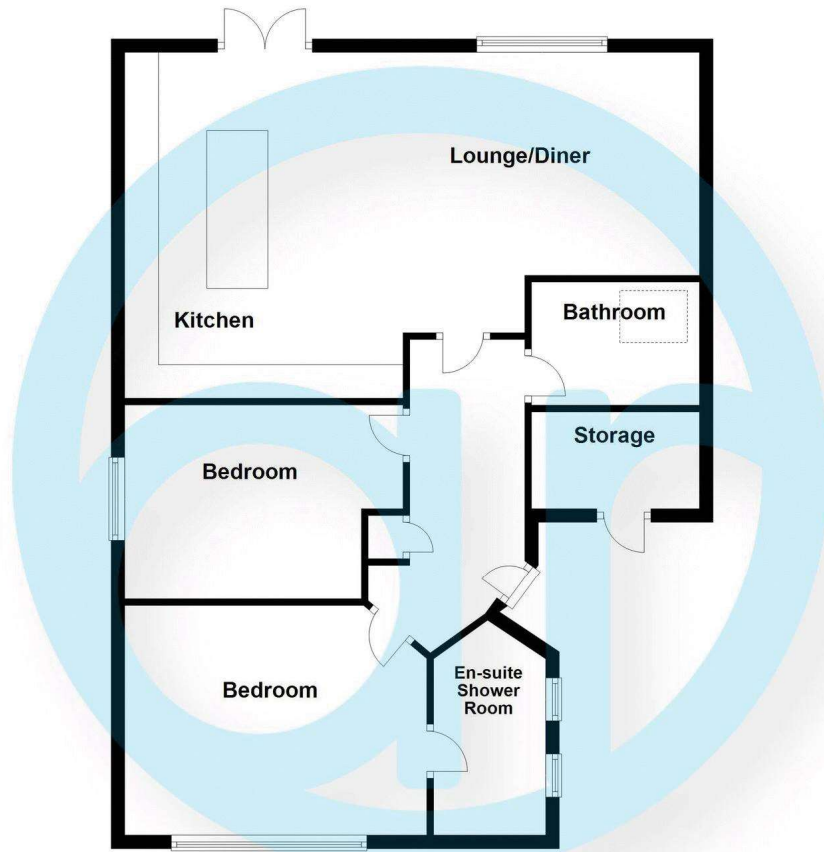
**Agents Notes**

This property has been fully refurbished including but not limited to: New windows (with guarantee) New heating system (boiler with guarantee) A full rewire Facias and soffits Kitchen appliances ( with various guarantees)



### Floor Plan

Approx. 87.0 sq. metres (936.4 sq. feet)



Total area: approx. 87.0 sq. metres (936.4 sq. feet)

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