





4 Birkdale Close, Worthing - BN13 2RD

Offers Over £400,000 Freehold

Two-bedroom detached bungalow with a generous rear garden, a bright living and dining room and a conservatory opening onto the lawn. Driveway parking and a detached garage.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





Set behind a lawned front garden in Birkdale Close, this two-bedroom detached bungalow has a particularly generous rear garden. There's room to keep a good stretch of lawn for children to play while adding borders, a vegetable patch or a seating area further down the garden.

A side entrance opens into the hallway, which has built-in storage. At the front, the living and dining room has a wide window that brings in plenty of natural light and makes a lovely spot for the dining table.

At the rear, the kitchen is fitted with white cupboards and has space for a freestanding cooker and washing machine. A door leads through to the conservatory, where a glazed roof and windows on three sides make it a bright place to sit with a coffee and look out over the lawn. Double doors open directly onto the garden.

The principal bedroom is a generous double with fitted wardrobes and a wide window overlooking the rear garden. The second bedroom is also double-sized and would work equally well as a guest room or study. A white-tiled bathroom with a bath and shower over completes the accommodation.

Outside, the rear garden is mainly laid to lawn, with a hardstanding area and a timber shed for garden tools and equipment. A driveway runs alongside the bungalow to a detached garage, which has a pedestrian door as well as the main garage door.

Council Tax band: D

Tenure: Freehold

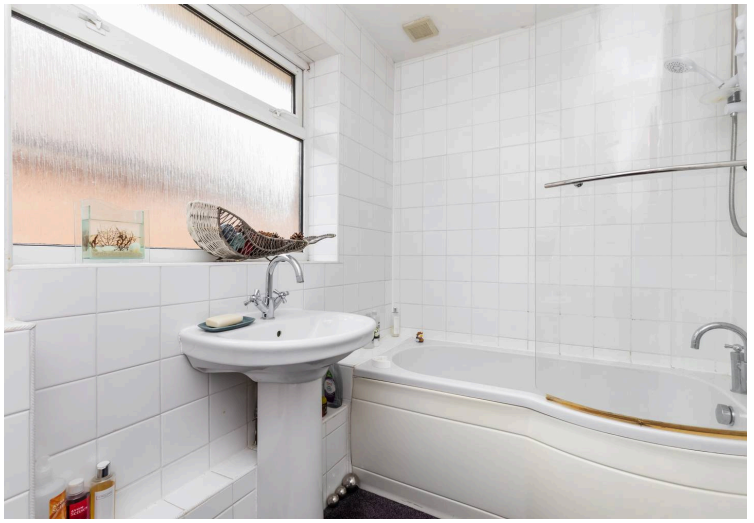
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



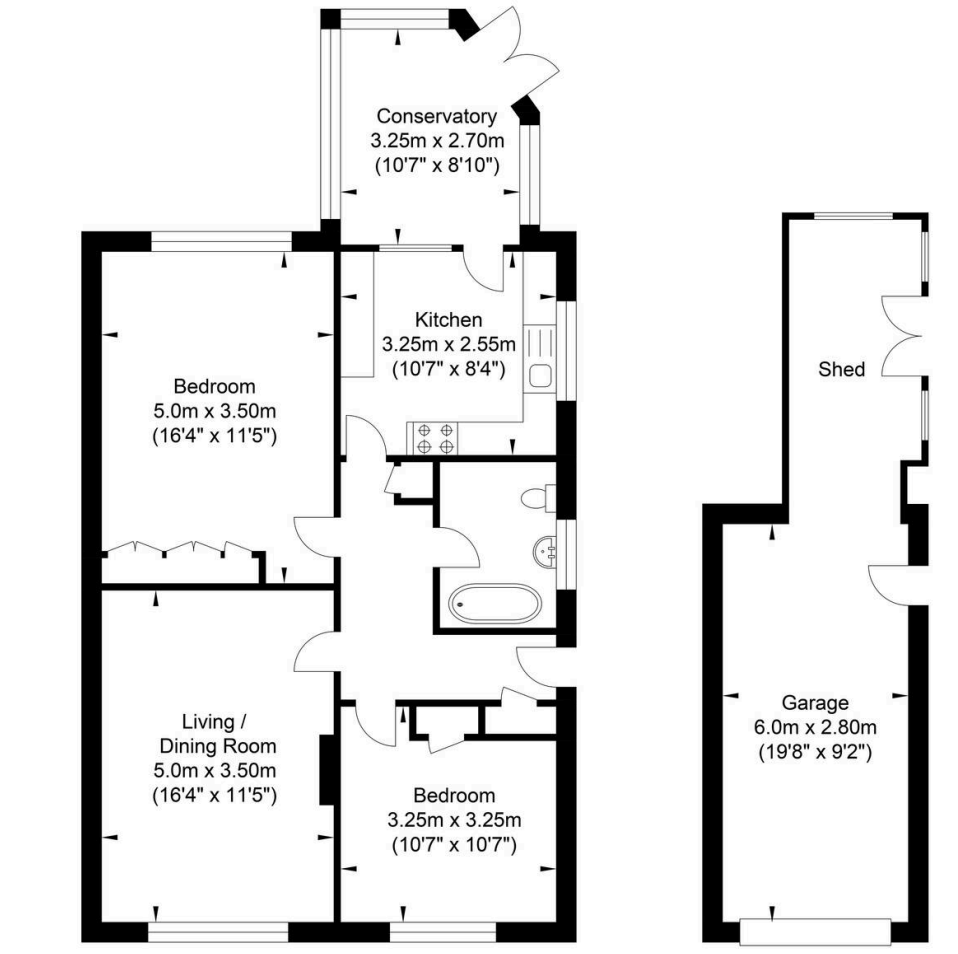








Birkdale Close, Worthing



Ground Floor
Approximate Floor Area
834.95 sq ft
(77.57 sq m)

Garage
Approximate Floor Area
265.76 sq ft
(24.69 sq m)

Approximate Gross Internal Area (Excluding Garage) = 77.57 sq m / 834.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Matthew Anthony incorporating Stafford Johnson

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.