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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



# 23 Exmoor Drive

Salvington, Worthing, BN13 2PH

**Guide price £450,000**

Freehold Council Tax Band D

3 | 2 | 2

A splendid opportunity to purchase this chain-free, 2/3 bedrooms detached bungalow, which offers particularly spacious and versatile accommodation, a generous west-facing rear garden and the added benefit of a substantial conservatory.

The accommodation comprises an entrance hall leading through to a spacious living room, which opens into a separate dining room, creating a lovely flow for both everyday living and entertaining. There are two well-proportioned double bedrooms, with bedroom one benefiting from its own en-suite shower room, together with a separate family bathroom.

One of the property's real highlights is the impressive conservatory, extending to approximately 30ft and providing a wonderful additional reception space overlooking the rear garden. There is also a good-sized garage with a personal door providing direct access into the conservatory, adding further practicality and convenience.

Further benefits include gas central heating, double glazing and, of course, the highly desirable west-facing rear garden, which enjoys afternoon and evening sunshine.

Situated in Exmoor Drive, the property is conveniently positioned for local shops and amenities along South Farm Road, with Durrington-on-Sea mainline railway station providing excellent connections to surrounding towns and London. Regular bus services operate nearby, while David Lloyd Health &

























Fitness Centre and Tesco Extra are also within easy reach.

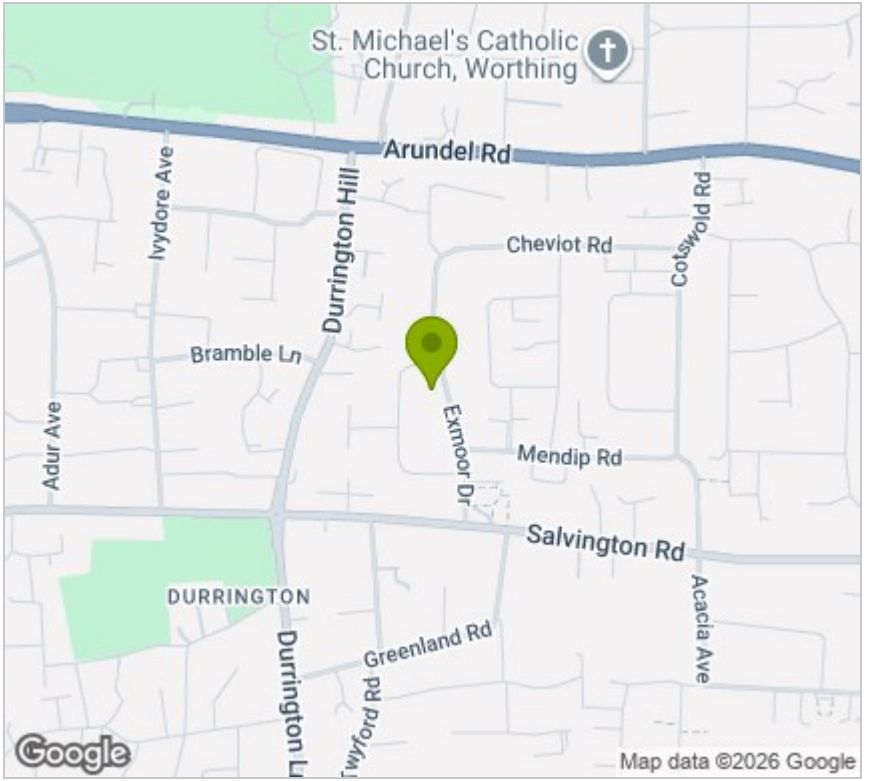
In our opinion, this is a fantastic opportunity to acquire a detached bungalow offering excellent overall space and further potential, and an internal viewing is strongly recommended to fully appreciate everything on offer.

Please contact the vendor's sole agents, James & James Estate Agents, to arrange your private viewing.

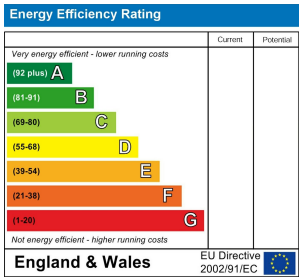
## Floor Plan

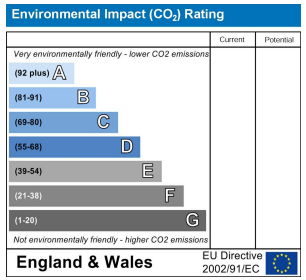



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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