



60 Rusper Road South

, Worthing, BN13 1LP

£300,000

Freehold Council Tax Band D



Offered for sale in need of complete modernisation is this two bedroom bungalow situated in a popular residential area.

In brief, the accommodation comprises spacious entrance porch into entrance hall with access to loft space and two storage cupboards. There is a lounge/diner, kitchen, bathroom, a separate WC, two bedrooms, rear garden, off road parking, and a garage. Other benefits include gas central heating.

This bungalow is in need of complete modernisation and is offered for sale with no onward chain.

Situated in Rusper Road South, local shops can be found nearby along Littlehampton Road, where there is a Tesco Express. The nearest mainline railway station is Durrington On Sea. Worthing town Centre with its more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

Please contact the vendor's sole agents to arrange a private viewing tour.

Enclosed entrance porch
8'0 x 3'9 (2.44m x 1.14m)

Entrance hall

Bay fronted lounge/diner
20'6 x 12'2 (6.25m x 3.71m)

Kitchen
11'5 x 7'7 (3.48m x 2.31m)





Bathroom

Separate w/c

Bedroom

12'9 x 10'7 (3.89m x 3.23m)

Bedroom two

9'3 x 8'9 (2.82m x 2.67m)

Off road parking

Garage

Garden



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

The ground floor plan features a large lounge at the front, a kitchen to the right, and two bedrooms at the rear. A central entrance hall provides access to the porch, bathroom, and WC. A storage area is located near the entrance hall. The plan includes a curved driveway at the front and a small airing cupboard near the kitchen.

BEDROOM 2

BEDROOM 1

BATHROOM

WC

PORCH

ENTRANCE HALL

KITCHEN

STORAGE

LOUNGE

AIRING CUPBOARD

TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
		77	32
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
		77	32
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	