



- 2 BEDROOM BUNGALOW
- BEAUTIFULLY MODERNISED
- OFF STREET PARKING
- LARGE REAR GARDEN

17 Manitoba Way, Worthing, BN13 2TJ

£300,000-£320,000 GUIDE PRICE

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Property Description

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KITCHEN

7' 07" x 6' 03" (2.31m x 1.91m)

LIVING ROOM

15' 09" x 10' 03" (4.8m x 3.12m)

BEDROOM 1

7' 07" x 13' 03" (2.31m x 4.04m)

BEDROOM 2

6' 11" x 9' 03" (2.11m x 2.82m)

BATHROOM

5' 06" x 6' 02" (1.68m x 1.88m)

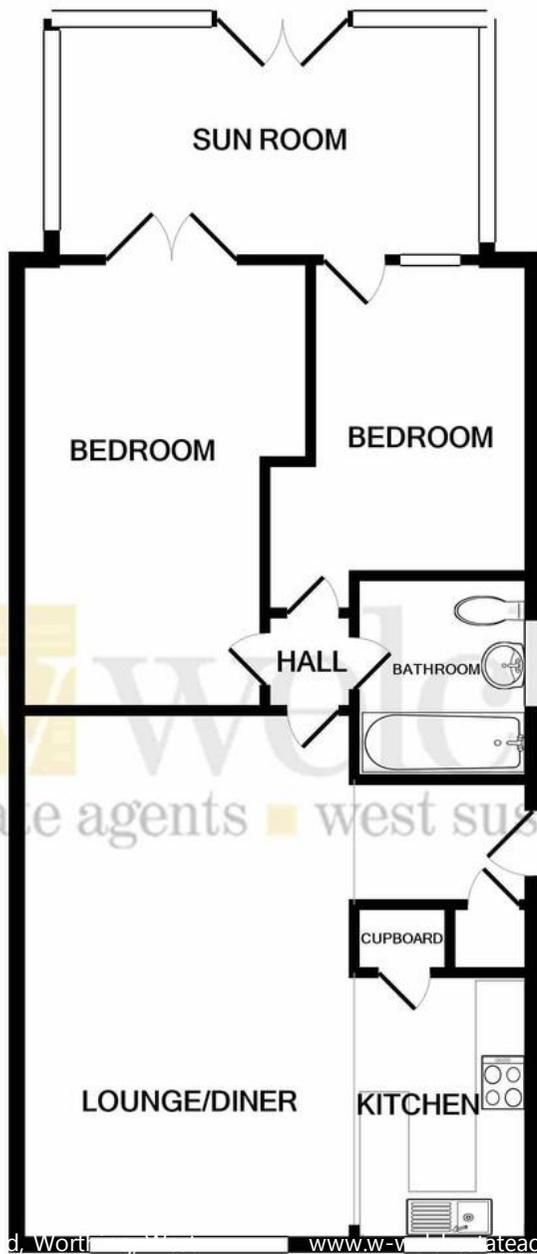
STUDIO

10' 10" x 7' 08" (3.3m x 2.34m)

CONSERVATORY

14' 07" x 7' 10" (4.44m x 2.39m)





| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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