



- MODERN END TERRACE HOUSE
- 17FT KITCHEN BREAKFAST ROOM
- 15FT LOUNGE, 12FT CONSERVATORY
- THREE BEDROOMS
- WESTERLY ASPECT REAR GARDEN
- OFF RD PARKING FOR SEVERAL CARS



Pentland Road
Worthing BN13 2PR

£325,000

A great opportunity to purchase this modern end of terrace house situated in the popular location of Salvington. Accommodation comprises lobby, lounge, 17ft modern kitchen/breakfast room and 12ft conservatory. To the first floor are three bedrooms and the family bathroom. Other benefits include double glazing throughout and gas fired central heating. Externally is a well maintained West facing rear garden and parking for several cars to the front. Early viewings are advised to fully appreciate this great family home.

Entrance Porch

Double glazed door to

Entrance Hall

Double glazed window to the front. Vertical double panel radiator. Under stairs storage cupboard.

Lounge 15' 4" x 10' 8" (4.67m x 3.25m)

Double glazed window to the front. Double panel radiator.

Kitchen/Breakfast Room 17' 3" x 8' 4" (5.25m x 2.54m)

Double glazed window to the side. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted oven with Four ring gas hob above with an extractor unit over. Space and plumbing for a washing machine and dishwasher. Space for a fridge freezer. Double panel radiator. Inset ceiling spot lights.

Conservatory 12' 1" x 8' 0" (3.68m x 2.44m)

Victorian style with a brick base. Double glazed windows to three sides. Double opening double glazed doors to the rear garden. Double panel radiator.

Stairs to

First Floor Landing

Airing cupboard. Loft access.

Bedroom 1 13' 5" x 10' 0" (4.09m x 3.05m)

Two double glazed windows to the front. Multiple fitted wardrobes, wall mounted cupboards and drawers. Two bed side cabinets with drawers. Dressing table. Double panel radiator.

Bedroom 2 11' 0" x 9' 0" (3.35m x 2.74m) *Plus door recess*

Double glazed window to the rear. Single panel radiator.

Bedroom 3 10' 2" max x 6' 10" (3.10m x 2.08m)

Double glazed window to the front. Built in storage cupboard. Single panel radiator.

Family Bathroom 8' 1" x 5' 5" (2.46m x 1.65m)

Part tiled with double glazed window to the rear. Panel enclosed bath with mixer tap and wall mounted shower attachment. Pedestal wash hand basin. Low level WC. Double panel radiator.

Rear Garden

Enclosed and being of a Westerly aspect with an area of lawn. There is also a patio and play area with a secure access from the side.

Front garden

Being mainly made up of hardstanding and a paved area providing off road parking for multiple vehicles.

Garage

Situated in a near by block.



