



- **THREE BEDROOM FAMILY HOME**
- **20 FOOT LOUNGE**
- **14 FOOT CONSERVATORY**
- **DOWNSTAIRS CLOAKROOM**
- **GARAGE AND OFF ROAD PARKING**
- **POPULAR LOCATION**



Muirfield Road
Worthing BN13 2NB

**Guide Price £320,000
to £340,000**

A great opportunity to purchase this three bedroom family home situated in the popular location of Salvington. Accommodation comprises of an entrance porch, 20 ft lounge, modern kitchen and 14ft conservatory and ground floor cloakroom. 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 low maintenance rear garden, an off road parking space to the front and a garage. Early viewings are advised to fully appreciate this home.

Entrance Porch

Double glazed door and window to the front.

Entrance Hall

Lounge 20' 7" x 11' 0" (6.27m x 3.35m)

Double glazed window to the front. Single panel radiator.

Kitchen 11' 3" x 10' 9" (3.43m x 3.27m)

Double glazed window to the rear. Door to the conservatory. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Space for a cooker with an extractor hood over. Space and plumbing for two washing machines. Space for a fridge freezer. Walk in storage cupboard.

Cloakroom

Window to the rear. Low level WC. Wash hand basin with a vanity cupboard below.

Conservatory 14' 1" x 8' 9" (4.29m x 2.66m)

Double opening double glazed doors to the rear garden. Double glazed windows to the rear.

First Floor Landing

Vaulted ceiling.

Bedroom 1 14' 2" x 12' 1" (4.31m x 3.68m)

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

Bedroom 2 13' 0" x 7' 7" (3.96m x 2.31m)

Double glazed window to the rear. Single panel radiator.

Bedroom 3 10' 0" x 6' 2" (3.05m x 1.88m)

Double glazed window to the rear. Single panel radiator.

Family Bathroom 7' 2" x 6' 10" (2.18m x 2.08m)

Glazed shower cubical with wall mounted controls. Panel enclosed bath with centre mixer tap. Wash hand basin with vanity cupboard below. Low level WC. Heated towel rail. Inset ceiling spot lights.

Front garden

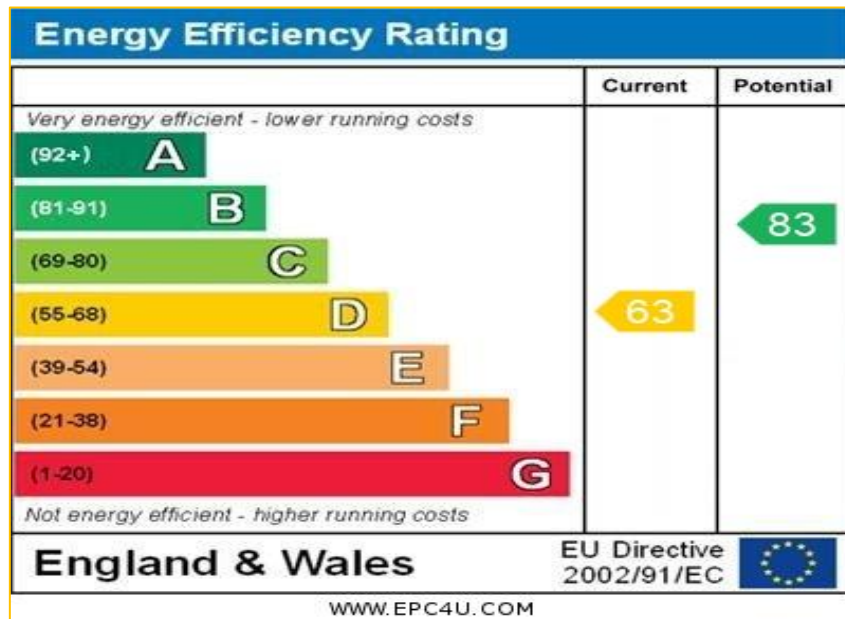
Block paved providing off road parking.

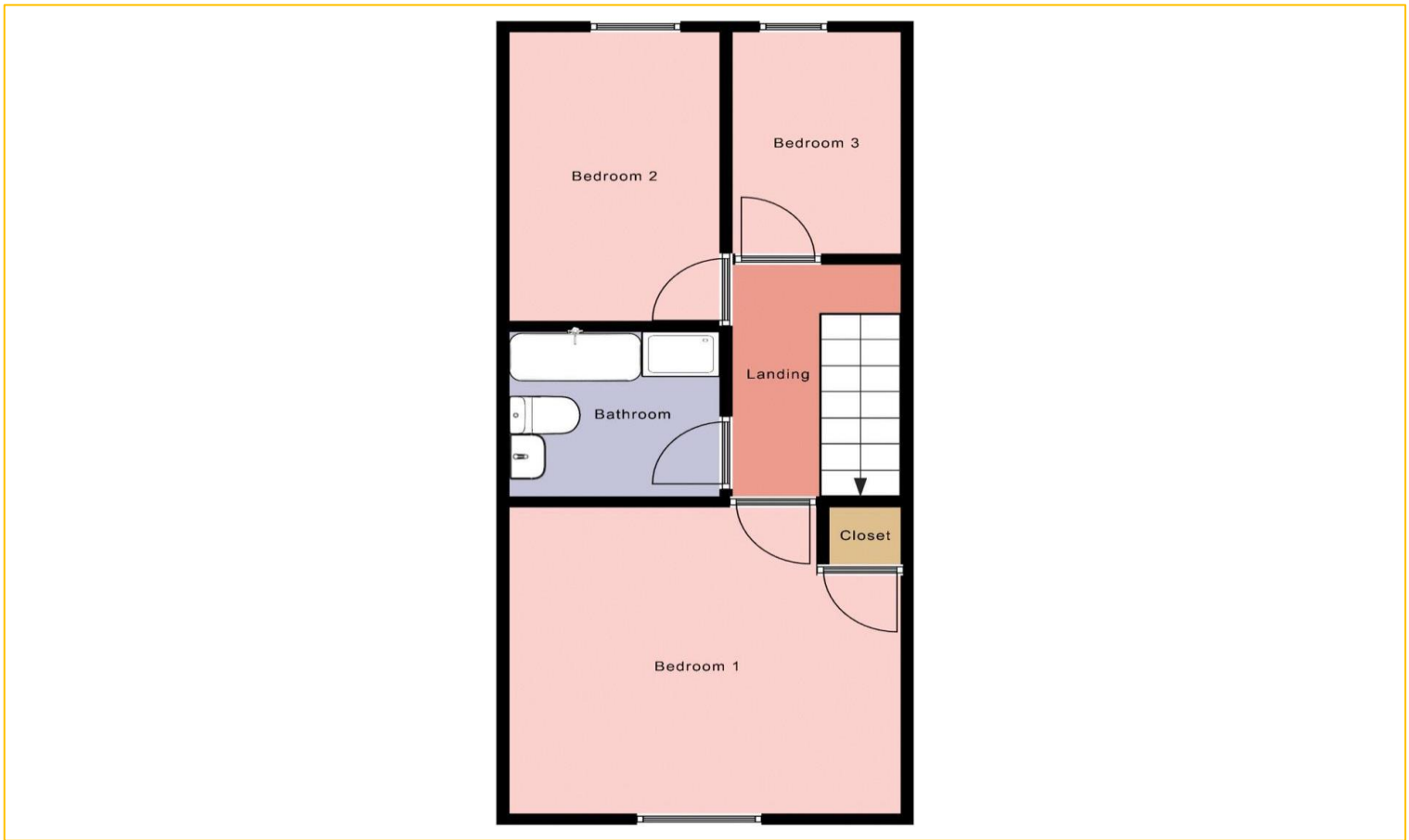
Rear Garden

Extensive decking with an area of artificial grass. Rear access.

Garage

Up and over door.





traditional values modern thinking