



**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Cross Lane , Findon , BN14 0UQ

### **DETACHED THREE BEDROOM HOUSE IN FINDON VILLAGE**

- 3 Double Bedrooms
- Modern Kitchen
- Utility Room
- Garage
- Gas Central Heating
- Secluded Garden
- Superb Views
- Available Now

**£1,850 PCM**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for let this 3 bedroom detached house in Findon village . The accommodation features living room, dining room, kitchen, utility, downstairs w/c, and modern upstairs bathroom with superb views. There is a secluded garden with a gated courtyard patio and driveway. Available now.

Accommodation in brief comprises:

**LIVING ROOM - 4.2m x 3.81m (13' 9" x 12' 6")**

**DINING ROOM - 5.18m x 3.06m (17' x 10')**

**KITCHEN - 4.6m x 3.94m (15' 1" x 12' 11")**

**UTILITY - 3.3m x 1.6m (10' 10" x 5' 3")**

**DOWNSTAIRS WC**

**BEDROOM ONE - 4.6m x 3.94m (15' 1" x 12' 11")**

**BEDROOM TWO - 4.25m x 2.61m (13' 11" x 8' 7")**

**BEDROOM THREE - 3.29m x 3.11m (10' 10" x 10' 2")**

**BATHROOM**

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.