



6 Salvington Gardens, Worthing, BN13 2BH
Asking Price £445,000

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A well presented three/four bedroom detached home located in the popular catchment of Salvington. The accommodation briefly comprises of an entrance hall, dining hall, lounge, ground floor shower room, kitchen, two ground floor bedrooms, conservatory, first floor landing, two bedrooms and family bathroom. Externally the property benefits from a secluded rear garden and off street parking to the front.

- Detached Chalet
- Four Bedrooms
- Modern Bathroom
- Off-Road Parking
- Sizable Rear Garden
- Gas Fired Central Heating
- Double Glazed Throughout
- Viewing Highly Recommended





Entrance Hall

Stairs rising to first floor landing. Radiator. Levelled and covered ceiling.

Lounge

5.55m x 3.65m max (18'2" x 11'11" max)
South aspect via double glazed windows. Radiator. Levelled and covered ceiling.

Dining Hall

3.24m x 2.48m (10'7" x 8'1")
Open space with room for dining table and chairs. Double glazed window. Radiator. Levelled and covered ceiling.

Ground Floor Shower Room

A fitted suite comprising of a step in shower cubicle with mains powered shower. Pedestal wash hand basin. Low level flush W.C. Frosted double glazed window. Tiled flooring.

Bedroom Four

3.30m x 2.31m (10'9" x 7'6")
West aspect via double glazed window. Radiator. Levelled and covered ceiling.



Bedroom Three

3.66m x 2.31m (12'0" x 7'6")
West aspect via double glazed window. Radiator. Levelled and covered ceiling.

Kitchen

3.66m max x 3.24m (12'0" max x 10'7")
A fitted suite comprising of a one and a half bowl sink drainer unit with mixer taps and storage below. Areas or roll top worksurfaces with additional cupboards and drawers below. Matching shelved wall units. Space for freestanding American fridge/freezer, washing machine and dishwasher. Built in single oven with four ring hob and extractor over. Tiled flooring. Double glazed window. Levelled and covered ceiling.

Conservatory

Triple aspect via double glazed windows and doors leading to the private rear garden. Tiled flooring.

First Floor Landing



Bedroom One

4.21m x 3.38m max (13'9" x 11'1" max)
Triple aspect via double glazed windows. Space for freestanding wardrobes. Radiator. Levelled ceiling.

Bedroom Two

Dual aspect via double glazed window. Radiator. Levelled ceiling.

Outside

Rear Garden

Being a feature of the home this private rear garden is mainly laid to lawn with a raised decked area to the rear (additional description to follow)

Off Street Parking

Block paved frontage. Side access to front door and rear garden.

Required Information

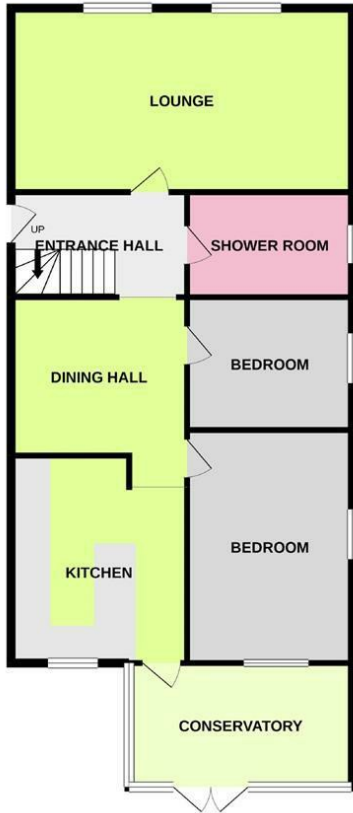
Council tax band: D

Draft version: 1

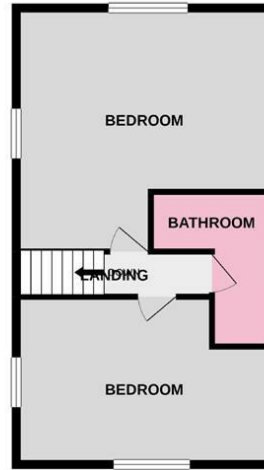
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	68		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

