

*It's all in the details...*



## 109 Salvington Road

Worthing, West Sussex, BN13 2JD

### Offers in Excess of £425,000

- Semi Detached Family Home
- Kitchen / Dining Area
- Four Bedrooms
- GFCH / Mostly Double Glazed
- Low Maintenance South Facing Rear Garden
- Living Room With Log Burner
- South Facing Sun room
- Utility Room & Ground Floor WC
- Off Road Parking
- Viewing highly Recommended

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

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A well proportioned four bedroom semi detached family house with accommodation arranged over three floors with a southerly rear garden situated close to schools, local shops and bus routes. Viewing recommended.

A part glazed front door leads to the entrance hall with Victorian style tiling flooring, wood paneling, under stair storage and further space for shoes & coats. To the front of the property is a well presented living room with double glazed bay window and working log burner. An arch way leads to the dining area which in turn opens up to the kitchen. The kitchen benefits from a range of cupboards and drawers with granite work surface over. There is a fitted microwave, dishwasher & fridge. Space is provided for a cooker. To the rear of the property is a conservatory with tiled floor and a radiator with patio doors leading to the South facing rear garden. From the conservatory a door leads to a utility room with space for a washing machine and a separate WC.

Stairs lead to the first floor landing with bedroom one to the rear of and being a spacious double and with double glazed window. Bedroom two is at the front of the property and is another double room with double glazed window and fitted blinds. Bedroom three is a good size single room with a double glazed window and blinds. There is a modern shower room with part tiled walls and a white suite comprising of a large walk in shower, wash hand basin & WC. An airing cupboard provides more storage. Stairs lead to the top floor where there is another dual aspect double bedroom with eaves storage.

Outside the front is block paved providing off road parking for two vehicles. The rear garden is fence and wall enclosed with various plant and shrub borders and a covered area for entertaining with the remainder laid to paving.









## SALVINGTON ROAD

Approx. Gross Internal Floor Area 1506.73 sq. ft / 139.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band D

**Flood Risk:** Surface Water – Very Low

Rivers & Sea – Very Low

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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