



73 Chiltern Crescent | Salvington | Worthing | BN13 2LN

Guide Price **£300,000**



We would like to present this two bedroom terraced house located in Salvington. The property benefits two double bedrooms, lounge, kitchen/ breakfast room and bathroom. The property also has a West facing rear garden, off road parking and is being sold chain free.



Key features:

- Mid Terrace House
- Two Bedrooms
- Lounge
- Kitchen/ Breakfast Room
- Bathroom
- Double Glazing and Central Heating
- West Facing Rear Garden
- Off Road Parking
- Chain Free
- Viewing Recommended

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Entrance hall with radiator leading to lounge with radiator and under stairs storage cupboard. The kitchen benefits from base and wall units with worktop over and inset sink and drainer. There is a gas cooker, space for fridge/freezer, washing machine, tumble dryer and dishwasher. Door leading into the rear garden. On the first floor there are two double bedrooms each with radiator, bedroom one has a built in storage cupboard also housing the hot water tank. The bathroom comprises of a panelled bath with shower attachment over, wash hand basin, wc and radiator.

EXTERNAL The front garden has a block paved front driveway and shingle borders. The good sized West facing rear garden is mainly laid to lawn with a pathway leading to rear gate for access and a concrete base for a future garden shed.

SITUATED Located in Salvington with easy access to the A27 and A24. Local shops can be found at nearby Manor Parade on Salvington Road. A Tesco superstore is within 1.5 miles. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over three miles away. The nearest station is Durrington on Sea which is approximately one and three quarters of a mile away. Bus services run nearby. Worthing College, Durrington High School and Durrington Infant & Junior Schools are within 1.3 miles.

ENTRANCE HALL

LOUNGE 12' 6" x 12' 5" (3.81m x 3.78m)

KITCHEN/DINER 15' 9" x 7' 4" (4.8m x 2.24m)

FIRST FLOOR

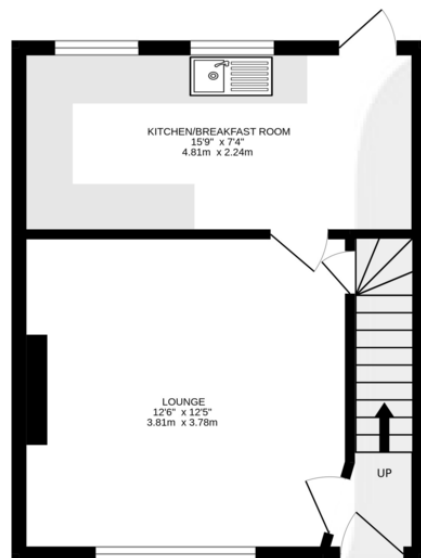
BEDROOM ONE 11' 6" x 10' 7" (3.51m x 3.23m)

BEDROOM TWO 9' 3" x 9' 1" (2.82m x 2.77m)

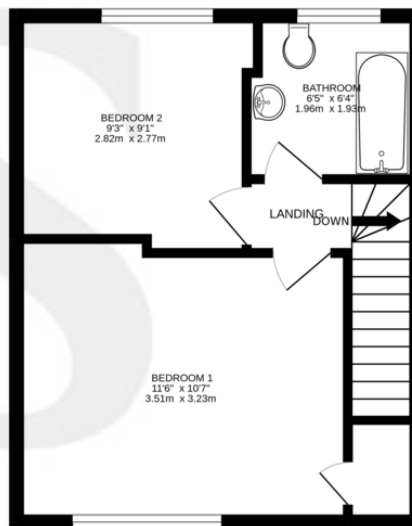
BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m)



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 mis-statement. 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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EPC TO FOLLOW

Property Details:

Floor Area: 646 sq ft (60 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.