

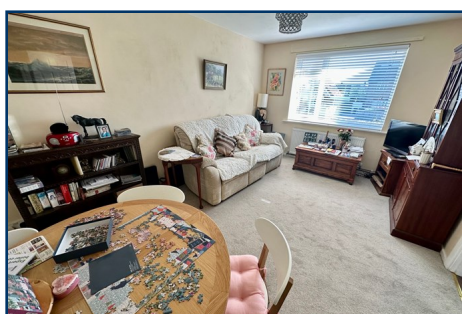


**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

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

4 Selden Parade, Salvington Road, BN13 2HL



Salvington Road, Worthing, West Sussex, BN13 2JU

**A WELL PRESENTED 2 BED SEMI-DET BUNGALOW IN FAVOURED AREA WITH GARAGE**

- Two double bedrooms
- South facing lounge/dining room
- Re-fitted kitchen/breakfast room
- Modern fitted Wet Room
- Double glazed
- Gas heating
- Off road parking for several cars
- Garage

**£339,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two double bedroom semi-detached bungalow in the favoured area of Salvington, close to local shops and library. The accommodation features entrance porch, South facing lounge/dining room, modern fitted wet room and modern fitted kitchen/breakfast room. Outside is a secluded rear garden, shared driveway and garage, off road parking at the front of the property. Further features include double glazing, gas heating and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

#### **ENTRANCE**

Double glazed front door to -

#### **ENTRANCE PORCH**

Front door to -

#### **ENTRANCE HALL**

With wood effect flooring, hatch to roof space with pull down ladder, radiator, flat ceiling.

#### **SOUTH FACING LOUNGE/DINING ROOM - 4.7m x 3.28m (15' 5" x 10' 9")**

Double glazed window, radiator, TV point, flat ceiling.

#### **BEDROOM ONE - 3.73m x 3.66m (12' 3" x 12')**

Double glazed window overlooking the rear garden, range of fitted wardrobes, radiator, flat ceiling.

#### **BEDROOM TWO - 4.27m x 2.74m (14' x 9')**

This room is double aspect with double glazed windows, radiator, coved and textured ceiling.

#### **MODERN FITTED WET ROOM - 2.39m x 2.13m (7' 10" x 7')**

Comprising corner shower area with shower curtain and rail, fitted shower unit and safety handle with fitted seat, wash hand basin with mirrored medicine cabinet over, WC, fully tiled walls, frosted double glazed windows, flat ceiling with spotlights, heated towel rail.

#### **MODERN FITTED KITCHEN/BREAKFAST ROOM - 4.06m x 3.28m (13' 4" x 10' 9")**

Excellent range of units comprising inset 1 1/2 bowl sink unit with mixer tap with cupboards under, work top surface adjacent with cupboards and drawers under, space and plumbing for washing machine, eye level cupboards, 4-ring hob with stainless steel extractor over, fitted oven with cupboards over and under, space for tall fridge/freezer, space for breakfast table, built-in linen

cupboard with shelving, part tiled walls, flat ceiling, radiator, double glazed door giving access to the secluded rear garden.

#### **OUTSIDE**

#### **REAR GARDEN**

Partly paved and partly lawned with borders, garden gate giving access to -

#### **SHARED DRIVEWAY, WHICH LEADS TO -**

#### **GARAGE**

With up and over door, power and light.

#### **FRONT GARDEN**

Off road parking for several cars

**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.