



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



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## **ATTRACTIVE & EXTENDED 2 BED SEMI-DET BUNGALOW WITH OFF ROAD PARKING**

- Two bedrooms
- 15'3" South facing lounge
- 19'8" Feature kitchen/breakfast room
- Modern Shower room/WC
- Double glazed
- Gas heating
- Feature secluded rear garden
- Off road parking for 3/4 cars

**£379,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this extended two bedroom semi-detached bungalow in the favoured area of Salvington. The accommodation features South facing lounge, feature extended kitchen/breakfast room and modern shower room/WC. Outside there is a feature secluded rear garden and to the front is parking for 3/4 cars. Further features include double glazing, gas heating and no ongoing chain. Viewing highly recommended.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Double glazed front door with leaded light insert to -

### **L SHAPED ENTRANCE HALL**

With wall mounted meter cupboard, radiator, hatch to roof space with pull down ladder, flat ceiling.

### **SOUTH FACING LOUNGE - 4.65m x 3.15m (15' 3" x 10' 4")**

Double glazed South facing window, open fireplace with wooden surround and marble hearth, radiator, TV point, coved and flat ceiling.

### **FEATURE EXTENDED KITCHEN/BREAKFAST ROOM - 5.99m x 3.89m (19' 8" x 12' 9")**

Measurements narrowing to 9'. The kitchen area has an excellent range of modern units comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, cupboards and drawers under, roll top work surface adjacent with cupboards and drawers under and eye level cupboards over, gas cooker with stainless steel extractor canopy over, further roll top work surface opposite with space and plumbing for washing machine, space for tumble dryer, eye level cupboards over, tall larder style unit, space for tall fridge/freezer, double glazed window, part tiled walls, double glazed door giving access to the feature rear garden. In the breakfast area there is room for a table, radiator, double glazed window, flat ceiling, tiled floor.

### **BEDROOM ONE - 3.89m x 3.18m (12' 9" x 10' 5")**

Double glazed door giving access to the secluded rear garden, radiator, coved and flat ceiling.

### **BEDROOM TWO - 3.48m x 2.74m (11' 5" x 9')**

Double glazed window, radiator.

### **SHOWER ROOM/WC**

Comprising full width shower cubicle with fitted shower unit, tiled walls, radiator, low level WC with roll top shelf above, wall mounted vanity unit, wash hand basin with cupboards under and

mirror over, frosted double glazed window, coved ceiling, extractor, tiled floor.



### **OUTSIDE**

#### **FEATURE REAR GARDEN**

The rear garden is a particular feature of the property, offering a good degree of seclusion, laid half to lawn with flower, plant and shrub borders, garden shed, paved patio area to the front of the garden, garden gate which gives access to the drive and the front of the property.

#### **FRONT**

Being brick inlaid to allowing off road parking for 3/4 cars with plant borders.

**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.