

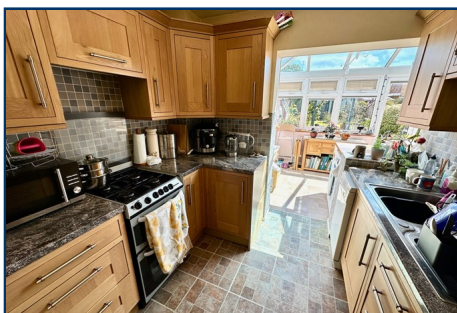


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Cotswold Road, Worthing, West Sussex, BN13 2LA

A 3 BEDROOM FAMILY HOME WITH DRIVE, GARAGE AND FEATURE GARDEN

- Three Bedrooms
- 24' Lounge/Dining Room
- 14'5" Conservatory
- Shower Room & Sep WC
- Double glazing
- Gas Heating
- Private Driveway & Garage
- Feature Rear Garden

£349,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom end of terrace house in the popular area of Salvington, close to local shops, schools and bus services to Worthing Town Centre. The accommodation features spacious through lounge/dining room, conservatory, shower room and separate WC. Outside there is a feature secluded rear garden, private driveway and garage, further off road parking. Further features include double glazing and gas heating. Viewing recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE

Radiator.

SPACIOUS THROUGH LOUNGE/DINING ROOM - 7.32m x 4.27m (24' x 14')

Narrowing to 8'6". Lounge area with attractive marble fire surround, radiator, double glazed West facing window, TV point, coved and textured ceiling. Dining area with coved and textured ceiling, opening to -

CONSERVATORY - 4.39m x 2.62m (14' 5" x 8' 7")

With space for dining room table, roll top work surface with space and plumbing for washing machine, cupboard and drawer unit, double glazed windows, double glazed doors giving access to the patio and feature rear garden.

KITCHEN - 2.59m x 2.54m (8' 6" x 8' 4")

Excellent range of units comprising single drainer stainless steel sink unit with mixer tap, cupboards and drawers under, eye level cupboards over, space for tall fridge/freezer, further roll top work surface with cupboards and drawers under and eye level cupboards over, gas cooker point and space for cooker with concealed extractor over, part tiled walls, space for slimline dishwasher, textured ceiling, understairs larder style cupboard with shelving.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Double glazed window, airing cupboard with hot water tank and slatted shelving, hatch to roof space with pull down ladder.

BEDROOM ONE - 3.86m x 3.07m (12' 8" x 10' 1")

Double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 3.48m x 2.77m (11' 5" x 9' 1")

Double glazed window, radiator, coved and textured ceiling.

BEDROOM THREE - 2.82m x 2.06m (9' 3" x 6' 9")

Measurement including fitted wardrobe with hanging rail. Double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

Comprising step-in shower cubicle with Mira shower unit, fully tiled walls, heated towel rail, pedestal wash hand basin, frosted double glazed window, textured ceiling.

SEPARATE WC

Frosted double glazed window, low level WC, coved and textured ceiling.

OUTSIDE

FEATURE REAR GARDEN

The rear garden is a particular feature of the property, to the front of the garden is a paved patio area with personal double glazed door leading to the garage and access to the drive and front of the property, attractive trellised arch to a lawned area with shaped flowering plant, shrub borders, further patio area to the rear of the garden with raised brick borders, Summerhouse, the garden offers a good degree of seclusion to the rear, two further sheds.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With up and over door.

FRONT GARDEN

Laid to brick inlay which allows off road parking for further 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.