

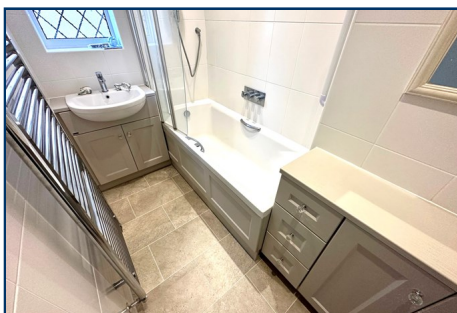
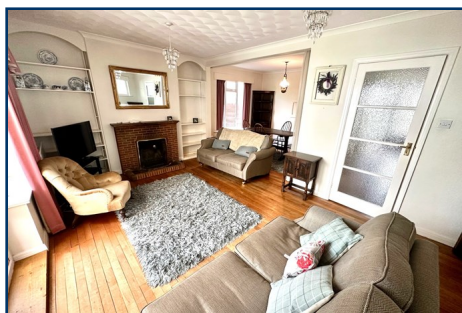


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



The Boulevard, Worthing, West Sussex, BN13 1JZ

**A SPACIOUS 3/4 BEDROOM DET FAMILY HOME WITH WEST REAR GARDEN & GARAGE**

- Three/Four bedrooms
- Downstairs cloakroom
- Spacious L shaped living room
- Kitchen/breakfast room
- Bathroom & separate WC
- West facing secluded garden
- Driveway & garage
- NO ONGOING CHAIN

**£579,995 FREEHOLD**

Helping you find your home

\*\*\*\*\* NO ONWARD CHAIN\*\*\*\*\* Ian Watkins Estate Agents are pleased to offer for sale this charming four bedroom detached house in the sought after area of Goring-by-Sea, Worthing; close to local shops, bus services and just a short walk to the railway station. The accommodation features a covered entrance, downstairs cloakroom, spacious L-shaped living dining room, conservatory, good size kitchen breakfast room, modern fitted bathroom and a separate W/C. Outside there is a west facing rear garden, front garden with a private driveway leading to the garage. Other features include double glazing and gas central heating. Viewing is highly recommended with no onward chain.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Front door to -

### **ENTRANCE HALL**

With wooden flooring, cloaks cupboard, radiator, understairs storage cupboard.

### **DOWNSTAIRS CLOAKROOM**

With low level WC inset into cupboard unit with drawers and display shelf, wash hand basin with cupboards under, radiator, part tiled walls and extractor.

### **SPACIOUS L SHAPED LIVING ROOM - 5.87m x 5.18m (19' 3" x 17')**

Maximum measurements, narrowing to 10'9". Double aspect with double glazed windows, feature wooden flooring, brickette style fireplace with brick and tiled hearth and display mantel, three radiators, serving hatch to kitchen, double glazed double doors giving access to -

### **CONSERVATORY - 4.04m x 3.12m (13' 3" x 10' 3")**

Double glazed windows, door leading to the dining room/bedroom four, double glazed double doors giving access to the feature West facing secluded rear garden.

### **FROM THE LIVING ROOM, DOOR TO -**

### **DINING ROOM/BEDROOM FOUR - 6.02m x 2.69m (19' 9" x 8' 10")**

This room is double aspect with double glazed windows, two radiators, door to conservatory, coved and textured ceiling.

### **KITCHEN/BREAKFAST ROOM - 3.91m x 2.74m (12' 10" x 9')**

This room is double aspect and comprises inset double drainer stainless steel sink unit with mixer tap and cupboard and drawers

under, space for dishwasher, roll top work surface adjacent with cupboard under and eye level cupboard over, plus corner display units, space and plumbing for washing machine, gas cooker point and space for cooker, further roll top work surface with cupboards over and under, larder with shelving and it houses the gas fired boiler which supplies domestic hot water and central heating, space for tall fridge/freezer, space for breakfast table, further built-in storage cupboard with shelving and cupboard over, double glazed leaded light window and double glazed door giving access to the side of the property, part tiled walls, radiator, coved and flat ceiling.

### **FROM THE ENTRANCE HALL, STAIRS LEADING TO -**

### **FIRST FLOOR LANDING**

Double glazed leaded light window, two loft hatches, one with pull down ladder, airing cupboard with hot water tank with shelving and cupboard over.

### **BEDROOM ONE - 5.49m x 3.3m (18' x 10' 10")**

Double glazed window, full width range of fitted wardrobes, two bedside cabinets, two radiators.

### **BEDROOM TWO - 4.17m x 3.2m (13' 8" x 10' 6")**

Double glazed leaded light bay window, built-in wardrobe with shelf, radiator.

### **BEDROOM THREE - 2.67m x 2.44m (8' 9" x 8')**

Double glazed leaded light window, corner storage cupboard, radiator, further fitted wardrobe and cupboard with eaves style storage space.

### **MODERN FITTED BATHROOM**

Comprises white bath with twin handgrips with fitted shower attachment and shower screen, wash hand basin inset into drawer unit, heated towel rail, further fitted drawers with display shelf, tiled walls, flat ceiling with spotlights and extractor.

### **SEPARATE WC**

With WC and surround cupboard unit with display shelf, double glazed leaded light frosted window, flat ceiling with spotlights.

**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.





## **OUTSIDE**

### **WEST FACING REAR GARDEN**

The rear garden is a particular feature of the property being West facing and offering a high degree of seclusion, mainly laid to lawn with mature plant, shrub and tree borders, paved patio area to the front of the garden, access at both sides of the house to the front of the property.

### **FRONT GARDEN**

The front garden is lawned with mature plant, shrub and tree borders.

### **PRIVATE DRIVEWAY LEADING TO -**

### **GARAGE**

With up and over door, power and light.

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