



**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

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

4 Selden Parade, Salvington Road, BN13 2HL



Rogate Road, Worthing, West Sussex, BN13 2EA

**AN IMMACULATELY PRESENTED 3 BED DET BUNGALOW IN FAVOURED LOCATION**

- Three Bedrooms
- Modern Fitted Kitchen/Dining Room
- Superb Modern Shower Room/WC
- South Facing Lounge
- Double Glazing & Gas Heating
- Driveway & Garage
- Rear Garden
- Viewing Highly Recommended

**£469,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this immaculate three bedroom detached bungalow in the popular location of Salvington, close to local shops and bus services. The accommodation features South facing living room, feature modern kitchen/dining room, superb modern fitted shower room/WC. Outside there are gardens, feature brick inlay driveway, driveway and garage. Further features include double glazing and gas heating. Internal viewing highly recommended.

Accommodation in brief comprises:

#### **COVERED ENTRANCE**

Double glazed front door with leaded light glass inserts to -

#### **SPACIOUS ENTRANCE HALL**

With feature wood flooring, radiator with attractive cover, hatch to roof space with pull down ladder, wall mounted central heating thermostat control.

#### **SOUTH FACING LIVING ROOM - 4.37m x 3.1m (14' 4" x 10' 2")**

Double glazed window, feature wooden flooring, attractive fitted gas fire with marble hearth and surround, radiator, flat ceiling.

#### **FEATURE MODERN FITTED KITCHEN/DINING ROOM - 6.78m x 2.44m (22' 3" x 8')**

This room is a particular feature of the property comprising modern grey fronted units with sink unit with swan neck mixer tap, worktop surface either side with cupboards under, integrated dishwasher, Bosch hob with stainless steel extractor over and cupboards under, further worktop surface with cupboards and drawers under, integrated fridge/freezer, fitted Zanussi double oven with fitted microwave and cupboard over, double glazed window. In the dining room are double glazed doors giving access to the rear garden, further worktop surface with cupboards under, double glazed window, flat ceiling with spotlights, radiator, attractive tiled flooring.

#### **BEDROOM ONE - 4.09m x 3.1m (13' 5" x 10' 2")**

Double glazed window, radiator, flat ceiling.

#### **BEDROOM TWO - 2.74m x 2.34m (9' x 7' 8")**

Double glazed window, radiator, flat ceiling.

#### **BEDROOM THREE - 2.74m x 2.34m (9' x 7' 8")**

Double glazed window, radiator with attractive cover, flat ceiling.

#### **SUPERB MODERN FITTED SHOWER ROOM/WC**

Comprising step-in shower cubicle with fitted shower unit, fully tiled walls, wash hand basin inset into cupboard with display

surface, low level WC, frosted double glazed window, linen cupboard with cupboard over, attractive tiled floor, flat ceiling with extractor, heated towel rail.

#### **OUTSIDE**

##### **REAR GARDEN**

The rear garden is half lawned with borders and half paved patio, access at one side of the property via a garden gate to the front of the property, paved area at other side of the property with outside water tap, personal door to the garage.

##### **FEATURE BRICK INLAY DRIVEWAY**

Allowing off road parking for 2/3 cars, leading to -

##### **GARAGE**

With up and over door.

##### **FRONT GARDEN**

The front garden is laid to attractive slate bedding with 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.