

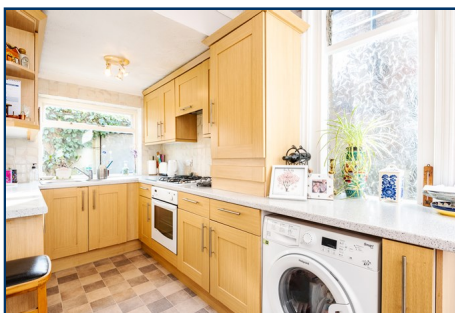


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Salvington Road, Worthing, West Sussex, BN13 2JD

AN ATTRACTIVE 3 BED OLDER STYLE CHARACTER SEMI-DETACHED HOUSE

- Three Bedrooms
- Two Reception Rooms
- Double Aspect Kit/Break Room
- South Facing Conservatory
- Bathroom & Sep WC
- Gas Heating
- South Facing Rear Garden
- Off Road Parking for Two Cars

£399,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this character three bedroom semi-detached house in the popular location in Salvington, close to local shops, schools, library, with bus services closeby. The accommodation features living room and sitting room, South facing conservatory, double aspect modern fitted kitchen/breakfast room. On the first floor is three bedrooms, modern fitted bathroom and separate WC. Outside there is a South facing rear garden and parking for two cars at the front. Further features include gas heating. Viewing highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door with side leaded light stained glass window to -

ENTRANCE HALL

Radiator, understairs storage cupboard.

LIVING ROOM - 4.29m x 4.29m (14' 1" x 14' 1")

Measurements into feature sash bay window. Attractive fire surround with coal effect electric fire.

SITTING ROOM - 3.71m x 3.28m (12' 2" x 10' 9")

Electric fire, coved and textured ceiling, TV point, door giving access to -

SOUTH FACING CONSERVATORY - 3.76m x 2.67m (12' 4" x 8' 9")

Double glazed windows, double glazed door leading to the South facing rear garden.



DOUBLE ASPECT MODERN FITTED KITCHEN/BREAKFAST ROOM - 4.62m x 2.74m (15' 2" x 9')

Narrowing at one end. With an excellent range of modern fitted units comprising inset single drainer 1 1/2 bowl sink unit with mixer tap and cupboards under, roll top work surface adjacent

with cupboards under and eye level cupboards over, plus corner display unit, further roll top work surface opposite with fitted oven and 4 ring gas hob with concealed extractor, excellent range of base level cupboards and drawers and eye level cupboards, cupboard housing gas fired boiler supplying domestic hot water and central heating, space and plumbing for washing machine, space for tall fridge/freezer, area for breakfast table, radiator, larder with shelf, door giving access to the side, rear and front gardens, coved and textured ceiling.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space with pull down ladder.

BEDROOM ONE - 3.71m x 3.53m (12' 2" x 11' 7")

Double glazed window, radiator, coved and flat ceiling.

BEDROOM TWO - 3.71m x 2.97m (12' 2" x 9' 9")

Sash windows, two fitted double wardrobes, radiator, coved and textured ceiling.

BEDROOM THREE - 2.74m x 2.44m (9' x 8')

Sash window, flat ceiling, radiator.

MODERN FITTED BATHROOM

Comprising bath with twin handgrips, fitted shower attachment and screen, heated towel rail, wash hand basin inset into vanity unit with cupboards under and either side, tiled walls and tiled floor, frosted window, coved and flat ceiling with spotlights.

SEPARATE WC

With low level suite, half tiled walls, window, coved and textured ceiling.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property, being South facing and offering a good degree of seclusion, laid mainly to lawn with side and central plant, shrub and tree borders, storage shed, access via a garden gate to the front of the property.

FRONT

Off road parking for two 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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