

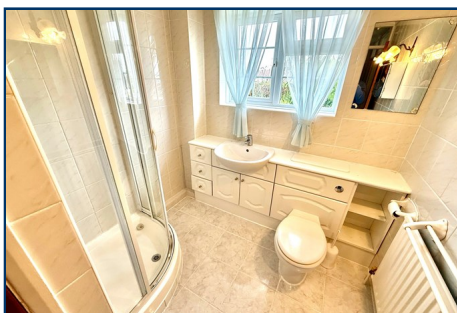
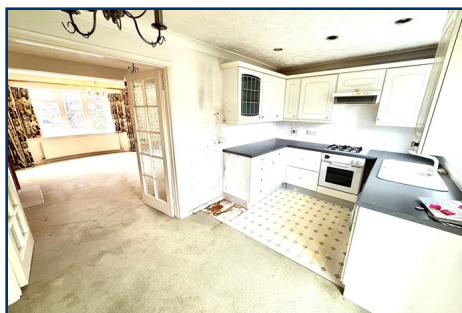


IAN WATKINS
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Firsdow Road, High Salvington, Worthing, West Sussex, BN13 3BG

A REGENCY STYLE 3 BEDROOM HOUSE IN SOUGHT AFTER HIGH SALVINGTON AREA

- Three Bedrooms
- 17'8" Lounge
- 14'4" Kitchen/Dining Room
- Shower Room/WC
- Double Glazed & Gas Heating
- Garage
- Quiet Cul-De-Sac Location
- NO ONGOING CHAIN

£399,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this charming Regency-style three-bedroom terraced house nestled in a quiet cul-de-sac in the desirable High Salvington area of Worthing. The accommodation includes a convenient downstairs cloakroom, a generously sized 17'8" lounge, and a good size kitchen/dining room. On the first floor, you will find a modern fitted shower room. The property features a secluded rear garden, perfect for privacy, and a small, attractive front garden. Other features include double glazing, gas heating and a garage in the compound adjacent to the property. Viewing is highly recommended. With no ongoing chain, this delightful home is ready for you to make it your own.

Accommodation in brief comprises:

FRONT DOOR TO -

ENTRANCE

With radiator, fitted cupboard with cupboards over, glazed panelled door to -

DOWNSTAIRS CLOAKROOM

With WC, wash hand basin with tiled splashback, radiator, double glazed window, coved and textured ceiling.

LOUNGE - 5.38m x 4.6m (17' 8" x 15' 1")

Maximum measurement. Double glazed bow window, radiator, fireplace with wooden surround. Understairs storage cupboard with light. Glazed panelled door to -

KITCHEN/DINING ROOM - 4.37m x 2.59m (14' 4" x 8' 6")

Range of white fronted units comprising inset 1 1/2 bowl sink with mixer tap, roll top work surface either side with space and plumbing for washing machine, cupboards and drawers under and eye level cupboards over, fitted oven with 4-ring gas hob with extractor over, further eye level units, further roll top work surface with cupboards and drawers under, space for tall fridge/freezer, cupboard housing Worcester gas fired boiler which supplies domestic hot water and central heating. In the dining area is a radiator, double glazed double doors giving access to the secluded rear garden.

FROM THE LOUNGE, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space.

BEDROOM ONE - 4.37m x 3.23m (14' 4" x 10' 7")

Double glazed bow window, radiator, fitted wardrobes with hanging rail and shelves, coved and textured ceiling.

BEDROOM TWO - 3.66m x 3.23m (12' x 10' 7")

Double glazed window, range of fitted wardrobes, radiator, coved and textured ceiling.

BEDROOM THREE - 3m x 2.13m (9' 10" x 7')

Measurements include a fitted cupboard, double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

With corner shower cubicle with Mira Sport shower unit, vanity unit with inset wash hand basin, WC, radiator, tiled floor, fully tiled walls, double glazed frosted window, coved and textured ceiling, airing cupboard with hot water tank and slatted shelving over.

OUTSIDE

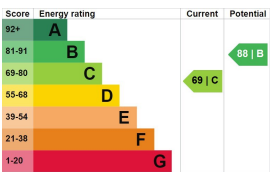
REAR GARDEN

The rear garden offers a good degree of seclusion, laid to lawn with flower and shrub borders, rear and front patio area, garden shed, greenhouse.

SMALL FRONT GARDEN

GARAGE

In compound with up and over door.



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.