



**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

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

4 Selden Parade, Salvington Road, BN13 2HL



George V Avenue, West Worthing, West Sussex, BN11 5RQ

## **4 BEDROOM DETACHED HOME IN SOUGHT AFTER WEST WORTHING AREA**

- Four bedroom detached house
- Two receptions & feature conservatory
- Newly fitted 15'8 kitchen/breakfast room
- Spacious downstairs cloakroom
- Double glazing - GFCH
- Modern fitted bathroom & sep WC
- Driveway & Double length garage
- Approx 400 yards from sea front

**£739,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this four bedroom detached family home in the favoured area of West Worthing, close to the comprehensive shopping parade at Goring Road, seafront and the beach. The accommodation features two good size reception rooms, cloakroom, feature Victorian style conservatory and newly fitted 15'8 kitchen/breakfast room. Outside offers a secluded rear garden, double length garage and private driveway. Other features include double glazing and gas heating with newly fitted boiler. Viewing highly recommended.

Accommodation in brief comprises:

## **ENTRANCE**

Front door opening to:

## **ENTRANCE PORCH**

Radiator, glazed panelled door opening to:

## **RECEPTION HALL**

Double glazed lead light window, double radiator, under stairs storage cupboard, plate rail, telephone point, doors to following rooms:

## **DOWNSTAIRS CLOAKROOM**

Low level WC, wash hand basin inset into work surface with cupboards below, tiled flooring, radiator, double glazed lead light window, part tiled walls.

## **LOUNGE - 5.64m x 3.99m (18' 6" x 13' 1")**

Feature coal effect cast iron fire place with marble surround and mantle, slate hearth, three radiators, TV point, picture rail, double glazed lead light window and double glazed door opening to:

## **CONSERVATORY - 4.17m x 4.14m (13' 8" x 13' 7")**

Superb Victorian style double glazed conservatory with tiled flooring, power and light points, door giving access to double length garage and further double glazed doors opening to rear garden.

## **DINING ROOM - 5.18m x 4.01m (17' x 13' 2")**

Maximum measurements. Double glazed leaded light bay window, feature coal effect fire with brick surround and wooden mantle over, two radiators, picture rail, ceiling rose.

## **NEWLY FITTED KITCHEN/BREAKFAST ROOM - 4.78m x 3.66m (15' 8" x 12')**

Excellent range of modern fitted units comprising inset 1 1/2 bowl stainless steel sink with swan neck mixer tap and cupboards under, integrated Indesit fitted dishwasher with cupboard over,

cupboard housing newly fitted Baxi combi gas fired boiler supplying domestic hot water and central heating, worktop surface with excellent range of cupboards and drawer unit under, worktop surface with fitted 5-ring gas hob with stainless steel extractor over, integrated washer/drying machine, further fitted cupboard units with inset double oven, space for American style fridge/freezer with cupboard over, central breakfast Island with cupboards under, flat ceiling with spotlights, two leaded light double glazed windows, walk-in larder with shelving and double glazed leaded light window, double glazed doors giving access to the secluded rear garden.

## **HALF LANDING**

Double glazed lead light window, further stairs to:

## **FIRST FLOOR LANDING**

Loft hatch to mostly boarded roof space with light point and pull down ladder, radiator, doors to the following rooms:

## **BEDROOM ONE - 5.59m x 4.01m (18' 4" x 13' 2")**

Double aspect via double glazed lead light windows, double radiator, excellent range of fitted wardrobes, TV point, telephone point.

## **BEDROOM TWO - 5.18m x 4.01m (17' x 13' 2")**

Double aspect via double glazed leaded light windows, double radiator, excellent range of fitted wardrobes incorporating three doubles, picture rail.

## **BEDROOM THREE - 3.91m x 3.66m (12' 10" x 12')**

Double glazed leaded light window, double radiator, range of fitted wardrobes, picture rail, TV point.

## **BEDROOM FOUR - 2.87m x 2.51m (9' 5" x 8' 3")**

Double glazed lead light window, radiator, fitted double wardrobe, picture rail, TV point.

## **BATHROOM**

Comprising white bath with fitted luxury shower and arched entrance, pedestal wash hand basin, heated towel rail, frosted double glazed window, radiator, part tiled walls, spot lights, picture rail.

## **SEPARATE WC**

Comprising low level WC, wash hand basin, frosted double glazed window, picture rail, tiled flooring.

**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.

REAR GARDEN

Being a pleasant feature of the property, predominantly laid to shaped lawn with plant and flower borders, rear rockery, raised paved patio area, outside storage area, access on one side to the front of the property.

PRIVATE DRIVEWAY

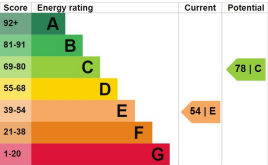
Brick inlaid driveway to the front, providing off street parking for up to four vehicles and leading to:

DOUBLE LENGTH GARAGE

Up and over door, power and light points.

Agent Note.

Declaration of interest: Section 21 of the Estate Agents Act 1979 applies in this instance, as the proposed vendor is an employee/associate of Ian Watkins Estate Agents.



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