



IAN WATKINS
Estate Agents

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Reigate Road, Worthing, West Sussex, BN11 5NF

A 2/3 BEDROOM CHALET HOUSE IN FAVOURED WEST WORTHING LOCATION

- Two/Three Bedrooms
- Two/Three Reception Rooms
- Modern Fitted Kitchen
- Shower Room/WC
- Gas Heating
- Double Glazed
- Private Driveway
- 28' Garage/Workshop

£469,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two/three bedroom chalet in the favoured location of West Worthing, close to local shops at Goring Road, West Worthing railway station and local school, bus services run closeby. The accommodation features lounge, sitting room/bedroom three, dining room, modern fitted kitchen, downstairs shower room/WC, on the first floor is two bedrooms. Outside there is a feature West facing rear garden, private driveway garage and front garden. Further features include gas heating and double glazing. Viewing is highly recommended to appreciate the potential of this property.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Understairs storage cupboard, radiator.

LOUNGE - 3.86m x 3.35m (12' 8" x 11')

Double glazed window, radiator, fitted coal effect gas fire with marble hearth and wooden surround, TV point.

SITTING ROOM/BEDROOM THREE - 3.35m x 3.05m (11' x 10')

Double glazed window, radiator, coved and textured ceiling.

DINING ROOM - 3.86m x 3.35m (12' 8" x 11')

Double glazed window, radiator, fitted gas fire, coved and textured ceiling.

MODERN FITTED COTTAGE STYLE KITCHEN - 3.35m x 3.05m (11' x 10')

Excellent range of fitted units comprising inset single drainer stainless steel sink unit with cupboards under, roll top work surface adjacent with cupboards and drawers under and eye level cupboards over, space and plumbing for washing machine, further roll top work surface adjacent with cupboards and drawers under, eye level cupboards over, fitted oven and 4-ring gas hob with concealed extractor over, integrated fridge/freezer, space for breakfast table, part tiled walls, radiator, double glazed window, double glazed door giving access to the secluded West facing rear garden.

DOWNSTAIRS SHOWER ROOM/WC

Comprising step-in shower cubicle with shower unit, pedestal wash hand basin, low level WC, radiator, frosted double glazed window, part tiled walls, extractor.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

BEDROOM ONE - 3.35m x 3m (11' x 9' 10")

Double glazed window, fitted wardrobe, radiator.

BEDROOM TWO - 3.73m x 2.44m (12' 3" x 8')

Double glazed window, radiator, eaves storage space and fitted wardrobe, hatch to loft space.

OUTSIDE

FEATURE WEST FACING REAR GARDEN

The rear garden is West facing and offers a high degree of seclusion, the garden is paved towards the front with plant and shrub borders, area of lawned garden with further plant and shrub borders, greenhouse, potting shed, shed, outside WC with low level suite, personal door to the garage. Access at the side via a wooden garden gate which gives access to the front.



PRIVATE DRIVEWAY LEADING TO -

GARAGE - 8.64m x 2.01m (28' 4" x 6' 7")

With work benches, power and light, ideal for storage or large worktop.

FRONT GARDEN

Front garden with shrub and hedge 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.