



**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

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

4 Selden Parade, Salvington Road, BN13 2HL



Uplands Avenue, Worthing, West Sussex, BN13 3AA

## **A SPACIOUS FOUR BEDROOM CHALET IN FAVOURED HIGH SALVINGTON AREA**

- Four Bedrooms
- Modern Fitted Kitchen
- Utility Room
- Downstairs Bathroom
- Ensuite Shower Room
- West Facing Secluded Rear Garden
- Private Driveway to Garage
- Viewing Highly Recommended

**£600,000 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are delighted to present this exceptional four-bedroom chalet, located in the highly sought-after area of High Salvington, Worthing. This beautiful home welcomes you with a spacious entrance hall leading to a stunning triple-aspect, split-level lounge and dining room—offering a spacious and comfortable living space. The ground floor also features a modern kitchen with ample storage, a convenient utility room, and a well-appointed bathroom/WC. Upstairs, the master bedroom benefits from a private en-suite shower room and W.C, ensuring a comfortable and practical living space.

Outside, the property boasts a secluded west-facing rear garden, perfect for relaxing or entertaining, as well as a beautifully maintained front garden. A private driveway leads to a garage, providing secure off-road parking. Additional features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Double glazed leaded light front door to -

### **SPACIOUS ENTRANCE HALL - 3.35m x 3.28m (11' x 10' 9")**

Feature wood effect flooring, radiator, cloaks cupboard with meters.

### **TRIPLE ASPECT SPLIT LEVEL THROUGH LOUNGE/DINING ROOM - 8.76m x 3.48m (28' 9" x 11' 5")**

In the lounge area is a fitted electric log effect fire, TV point, double glazed windows and double glazed sliding patio doors leading to the patio and West facing rear garden, two radiators, coved and flat ceiling, steps to dining room which has coved and flat ceiling, two recessed dresser cupboards with shelving over, feature wood effect flooring.

### **BEDROOM TWO - 3.66m x 3.2m (12' x 10' 6")**

Double glazed leaded light window, full length range of fitted wardrobes with cupboards over, radiator, flat ceiling.

### **BEDROOM THREE - 3.81m x 3.71m (12' 6" x 12' 2")**

Measurements into bay window, double glazed leaded light window, radiator, flat ceiling.

### **BEDROOM FOUR - 3.18m x 2.26m (10' 5" x 7' 5")**

Double glazed window, radiator, flat ceiling, fitted cupboard.

### **DOWNSTAIRS BATHROOM/WC**

Modern white suite comprising bath with fitted shower and shower

screen, wash hand basin with cupboards under, WC, part tiled walls, frosted double glazed window, heated towel rail.



Bathroom

### **MODERN FITTED KITCHEN - 3.3m x 2.84m (10' 10" x 9' 4")**

Excellent range of units comprising inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, work top surface either side with cupboards and drawers under, space for dishwasher, further roll top work surface with 4-ring gas hob with extractor over and cupboards and drawer under, eye level cupboards over, fitted oven with cupboards over and under, further roll top work surface with cupboards and drawers under and eye level cupboards over, two being glass fronted, space for tall fridge/freezer, part tiled walls, double glazed window, door to -

### **UTILITY ROOM**

Double glazed window, space and plumbing for washing machine, power and light, space for tumble dryer, double glazed door giving access to the rear garden.

### **FROM THE ENTRANCE, STAIRS LEADING TO -**

### **FIRST FLOOR LANDING**

### **BEDROOM ONE - 3.91m x 3.71m (12' 10" x 12' 2")**

Double glazed window, flat ceiling, eaves storage space.

### **EN SUITE SHOWER ROOM/WC**

With corner shower cubicle and shower unit, low level WC, wash hand basin with cupboard under, further eaves storage space, part tiled walls, extractor.

### **OUTSIDE**

### **REAR GARDEN**

The rear garden is a particular feature of the property, being West facing and offering a good degree of seclusion, mainly laid to lawn with plant, hedge and shrub borders, above ground

**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.

swimming pool, paved patio area, decked area, access both sides of the property to the front, two sheds, outside water tap.



Garden



Garden

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With up and over door, power and light.

FRONT GARDEN

Laid to lawn with flower and shrub borders.

