



IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Exmoor Drive, Salvington, Worthing, West Sussex, BN13 2PH

A 2/3 BEDROOM SPACIOUS DETACHED BUNGALOW IN FAVOURED LOCATION

- 2/3 Bedrooms
- 17'9 Lounge
- Separate Dining Room
- Conservatory
- Modern Fitted Kitchen
- Shower Room/WC
- Gas Heating with NEW BOILER
- West Facing Rear Garden

£439,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this charming two/three-bedroom detached bungalow, ideally situated in the highly sought-after area of Salvington, Worthing. Boasting generous living spaces, the accommodation includes a welcoming L-shaped entrance hall, a bright double-aspect lounge, a dedicated dining room, and a spacious modern kitchen. Additional features include a separate W.C, a stylish shower room with WC and a delightful conservatory. Outside, the property enjoys a paved, low-maintenance West facing rear garden, perfect for relaxation. To the front is a private driveway providing off-road parking for up to three vehicles. Further benefits include double glazing, gas heating with brand new boiler, and the convenience of no ongoing chain. Viewing is highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO

SPACIOUS L SHAPED ENTRANCE HALL

Radiator, hatch to roof space with pull down ladder, built-in cupboard housing Baxi gas fired boiler, which supplies domestic hot water and central heating, coved and textured ceiling.

DOUBLE ASPECT LOUNGE - 5.41m x 3.71m (17' 9" x 12' 2")

This room is double aspect with double glazed bay window, radiator, attractive tiled fireplace and surround with fitted coal effect electric fire, coved and textured ceiling, glazed panelled door to -

DINING ROOM - 3.05m x 2.74m (10' x 9')

Double glazed window, radiator, coved and textured ceiling, opening to -

MODERN FITTED KITCHEN - 4.22m x 2.74m (13' 10" x 9')

There is also access to this room via the entrance hall. Excellent range of modern fitted units comprising inset double drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface adjacent with space and plumbing for washing machine, roll top work surface adjacent with cupboards and drawers under, eye level cupboards over, cooker and electric cooker point, space for American style fridge/freezer, further roll top work surface with cupboards over and under, larder style unit with shelving, double glazed window, part tiled walls, coved and textured ceiling with spotlights, double glazed door giving access to the side of the bungalow, double glazed windows.

BEDROOM ONE - 4.7m x 3.28m (15' 5" x 10' 9")

Double glazed window overlooking the rear garden, radiator,

built-in double wardrobe with hanging rail and shelving, further fitted wardrobes, coved and textured ceiling.

BEDROOM TWO - 3.61m x 3.2m (11' 10" x 10' 6")

Double glazed window, radiator, coved and textured ceiling, double glazed door giving access to the conservatory, further door to -

SHOWER ROOM/WC

Modern fitted shower with step-in shower cubicle with Triton electric shower and hand rail, wash hand basin inset into cupboard unit with drawers and cupboard, roll top display surface with integrated low level WC, frosted double glazed window, attractive tiled walls, fitted medicine cabinet, coved and textured ceiling with spotlights, extractor, heated towel rail.

SEPARATE WC

Frosted double glazed window, radiator, low level W.C

BEDROOM THREE/STUDY - 4.19m x 2.92m (13' 9" x 9' 7")

Double glazed window overlooking the rear garden, fitted double wardrobe, bedside cabinets, wash hand basin with vanity unit and cupboards under, radiator, coved and textured ceiling.

CONSERVATORY - 4.39m x 3.3m (14' 5" x 10' 10")

Double glazed windows and double glazed doors giving access to the secluded West facing rear garden.

OUTSIDE

WEST FACING GARDEN

The rear garden is a particular feature of the property being West facing and offering a high degree of seclusion, laid mainly to paved patio for ease of maintenance with surround plant, shrub and hedge borders. Access at both sides of the bungalow to the front.

PRIVATE DRIVEWAY ALLOWING OFF ROAD PARKING FOR UP TO 3 CARS, LEADING TO -

GARAGE/STORAGE

Small storage area to the front.

FRONT GARDEN

With brick in-lay paved area with attractive rockery for ease of maintenance.

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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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