

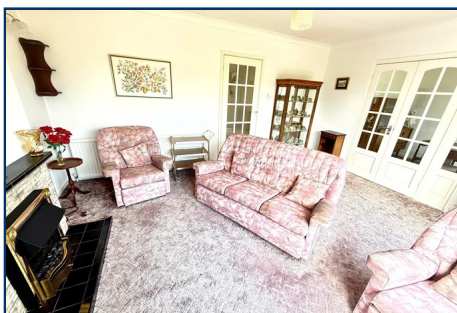
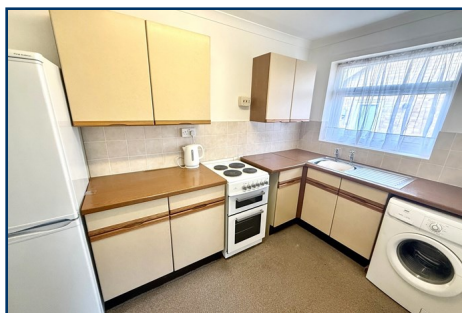


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Edgehill Close, Worthing, West Sussex, BN13 2EX

TWO BEDROOM LINK DETACHED BUNGALOW WITH GARAGE IN FAVOURED LOCATION

- Two Bedrooms
- 16' South Facing Lounge
- Separate Dining Room
- Generous Size Kitchen
- Separate W.C
- Double Glazing & GFCH
- Private Driveway to Garage
- Viewing Recommended

£384,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale a delightful two-bedroom link-detached home, ideally positioned in the sought-after Salvington area of Worthing, close to local shops. This inviting property offers a covered entrance, a spacious 16' south-facing lounge, a separate dining room perfect for entertaining, and a generously proportioned kitchen. The layout also includes a bathroom with a separate W.C., adding to the practicality of the home.

Outside, the secluded south-facing rear garden provides a private retreat, complemented by a neat front garden and a private driveway leading to the garage.

Additional benefits include double glazing, gas central heating, and low-maintenance UPVC fascias and soffits.

Viewing is highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door with double glazed side window, leading to -

L SHAPED ENTRANCE HALL

Double radiator, cloaks cupboard with hanging rail and cupboard over, hatch to roof space with pull down ladder, airing cupboard with water tank, slatted shelving and cupboard over.

SOUTH FACING LOUNGE - 4.88m x 3.66m (16' x 12')

This room is South facing and overing the feature secluded rear garden. Electric coal effect fire with attractive tiled fire surround and hearth, TV point, double radiator, coved and textured ceiling, sliding double glazed doors leading to the patio and secluded South facing rear garden, doors opening to -

DINING ROOM - 3.1m x 2.44m (10' 2" x 8')

Double glazed window overlooking the secluded South facing rear garden. Double radiator, coved and textured ceiling, door to -

KITCHEN - 3.99m x 3.35m (13' 1" x 11')

Maximum measurement and narrowing in one corner. Kitchen comprises of inset single drainer stainless steel sink unit with cupboards under, roll top work surface adjacent with space and plumbing for washing machine, eye level cupboards, further roll top work surface with cupboards and drawers under, electric cooker point and space for cooker, space for tall fridge/freezer, two tall larder style units, floor standing gas fired boiler supplying domestic hot water and central heating, part tiled walls, double glazed window.

BEDROOM ONE - 4.27m x 3.3m (14' x 10' 10")

Full width range of fitted wardrobes, radiator, double glazed window, coved and textured ceiling.

BEDROOM TWO - 3.35m x 3.35m (11' x 11')

Double glazed window, radiator, coved and textured ceiling.

BATHROOM

Bath, pedestal wash hand basin, part tiled walls, frosted double glazed window and radiator.

SEPARATE W.C

Low level W.C, wash hand basin with tiled splash back, frosted double glazed window, coved and textured ceiling.

OUTSIDE

REAR GARDEN

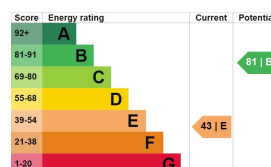
A particular feature of the property, is South facing and offers a great deal of seclusion, is predominantly laid to lawn with flower, plant, shrub, and tree borders, paved area to the front, garden shed, personal door to the garage, access via one side of the property where there is a water tap and a garden gate providing access to the front.

FRONT GARDEN

Lawned front garden with borders and private drive leading to the -

GARAGE

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.