



IAN WATKINS
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Hurst Avenue, Worthing, West Sussex, BN11 5NY

SPACIOUS 3 BED FAMILY HOME IN FAVOURED WEST WORTHING AREA

- NEW ROOF & SOLAR PANELS
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom, Bathroom & Sep WC
- Gas Heating & Double Glazing
- Driveway & Garage
- Secluded Rear Garden

£459,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom family house in the favoured West Worthing area, close to local shops at Goring Road, bus services and short walk to seafront and beach. The accommodation features cloakroom, living room and dining room, kitchen/breakfast room, family bathroom and separate WC. Outside there is a secluded rear garden, driveway garage and front garden. Further features include new roof and solar panels (with an income of approx £1,400.00 - £1,500.00 per year), gas heating and double glazing. Internal viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

SPACIOUS ENTRANCE HALL

Double glazed window, double radiator, wall mounted central heating thermostat control.

DOWNSTAIRS CLOAKROOM

With low level WC, corner wash hand basin with tiled splashback, radiator, frosted double glazed window, flat ceiling.

LIVING ROOM - 5.18m x 3.96m (17' x 13')

Leaded light double glazed West facing window, tiled fireplace with wooden mantel and tiled hearth, double radiator, picture rail.

DINING ROOM - 3.96m x 3.66m (13' x 12')

Double glazed window, attractive open fireplace, double glazed french doors leading to the secluded feature rear garden, radiator.

KITCHEN/BREAKFAST ROOM - 3.4m x 2.77m (11' 2" x 9' 1")

Comprising single drainer stainless steel sink unit with cupboard and drawers under, roll top work surface either side with cupboard under, shelves and cupboard over, space and plumbing for washing machine, gas cooker point and space for cooker, further fitted shelved wall units with cupboards, space for tall fridge/freezer, breakfast bar, radiator, double glazed window overlooking the rear garden, larder with shelving and a window, double glazed door giving access to the rear garden.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

LANDING

Double glazed frosted window, hatch to roof space with pull down ladder, airing cupboard with hot water tank and shelving.

BEDROOM ONE - 5.18m x 3.66m (17' x 12')

Leaded light double glazed window, radiator, built-in cupboard, excellent range of built-in bedroom furniture.

BEDROOM TWO - 3.84m x 3.53m (12' 7" x 11' 7")

Measurements include full width range of fitted wardrobes, at one end concealing the wash hand basin, double glazed window, radiator, door leading to EN SUITE SHOWER CUBICLE with fitted shower unit, further door to bathroom.

BEDROOM THREE - 3.38m x 3.05m (11' 1" x 10')

Maximum measurements This room is L shaped and double aspect with leaded light double glazed window, radiator.

FAMILY BATHROOM

White suite comprising bath with twin handgrips and fitted Triton T80 shower unit with shower screen, wall mounted gas fired boiler which supplies domestic hot water and central heating, pedestal wash hand basin, radiator, frosted double glazed window, part tiled walls, shaver point, door to en suite shower.

SEPARATE WC

With Low level WC, vanity unit with inset wash hand basin and cupboards under, radiator, frosted double glazed window.

OUTSIDE

REAR GARDEN

The rear garden offers a good degree of seclusion, paved area to the front of the garden, middle section of lawn with flower, plant and shrub borders, garden path leading to the rear underneath the trellis with further lawn with plant, tree and shrubs with a flint wall.

SHARED BRICK IN-LAY DRIVEWAY LEADING TO -

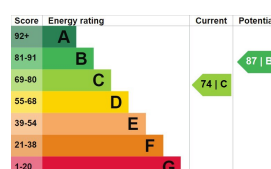
Gate to rear garden.

GARAGE

With electric up and over door.

FRONT GARDEN

Paved with plant and shrub borders.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.