



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Cleveland Road, Worthing, West Sussex, BN13 2ET

A TWO BEDROOM SEMI-DETACHED HOUSE IN FAVOURED LOCATION WITH GARAGE

- Two Bedrooms
- 20' Living Room
- Conservatory With Doors to Garden
- Kitchen/Breakfast Room
- Downstairs Cloakroom & Shower Room
- Double Glazing
- South Facing Rear Garden
- Private Driveway & Garage

£349,995 FREEHOLD

Helping you find your home

***** NO FORWARD CHAIN***** Ian Watkins Estate

Agents are pleased to present this charming two-bedroom chalet, ideally located in the highly sought-after area of Salvington, Worthing.

The property features a spacious 20' living room, a bright conservatory, a modern kitchen/breakfast room, and a convenient downstairs cloakroom.

Externally, the home enjoys a beautifully secluded rear garden, perfect for relaxing or entertaining, along with a neat front garden and a private driveway leading to a garage. Additional benefits include double glazing and gas central heating throughout. Early viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double Glazed Front door, with double glazed side window to -

ENTRANCE HALL

With built-in cloaks cupboard, radiator.

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with vanity unit under and tiled splashback, radiator, wall mounted mirror fronted medicine cabinet, double glazed frosted window, part tiled walls.

LIVING ROOM - 6.1m x 3.35m (20' x 11')

Double glazed window, attractive fire surround, two radiators, double glazed sliding patio doors leading to -

CONSERVATORY - 3.18m x 2.69m (10' 5" x 8' 10")

Double glazed windows, power and light, double glazed sliding doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM - 3.91m x 3.58m (12' 10" x 11' 9")

This room is double aspect and comprises inset single drainer 1 1/2 bowl sink unit with mixer tap and cupboard under, roll top work surface either side with cupboards and drawers under, fitted oven and 4-ring hob, space and plumbing for washing machine, space for dishwasher, eye level cupboards over with corner display units, space for tall fridge/freezer, under stairs storage cupboard with meters, tiled floor, part tiled walls, coved and textured ceiling, space for breakfast table, double glazed windows and double glazed door leading to the rear garden.

STAIRS LEADING TO -

FIRST FLOOR LANDING

BEDROOM ONE - 4.19m x 3.35m (13' 9" x 11')

Double glazed window, radiator, full length mirrored wardrobes, eaves style storage cupboard.

BEDROOM TWO - 3.48m x 2.64m (11' 5" x 8' 8")

Double aspect with double glazed windows, radiator, textured ceiling, built-in wardrobe, hatch to roof space.

SHOWER ROOM/WC

Comprising corner shower cubicle with shower unit and tiled walls, low level WC, wash hand basin with vanity unit under, part tiled walls, radiator, frosted double glazed window, textured ceiling.

OUTSIDE

REAR GARDEN

The rear garden is South facing and offers a good degree of seclusion, arranged as ease of maintenance with brick in-lay garden with attractive plant and shrub surround borders, small summerhouse, feature garden chair, personal door to the side driveway and garage.

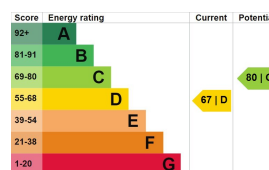
FRONT GARDEN

The front garden is mainly to lawn with borders.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With 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

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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.