

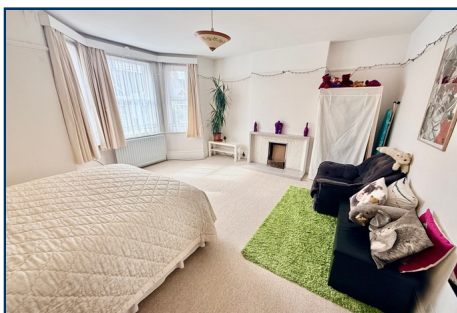


IAN WATKINS
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SPACIOUS THREE BED PERIOD PROPERTY WITH DOUBLE GARAGE CLOSE TO STATION

- Three Bedroom Period Property
- Well Proportioned Kitchen
- Breakfast/Utility Room
- 15'2 Lounge
- Private Driveway
- Double Width Garage
- Double Glazing & GFCH
- Viewing Highly Recommended

£495,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to offer for sale this superb three-bedroom semi-detached period home, ideally situated in the highly sought-after West Worthing area. The property is conveniently located just minutes from West Worthing train station, making it ideal for commuters, and is within easy reach of local shops and amenities.

The well-presented accommodation comprises a welcoming and spacious entrance hall, a 15'2 lounge, separate dining room, a well-proportioned kitchen, and a useful breakfast room/utility room.

Externally, the property benefits from a rear garden offering a good deal of seclusion and a front garden with a private driveway providing access to a double-width garage. Additional features include double glazing and gas central heating.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE PORCH

Glazed panelled door to -

SPACIOUS ENTRANCE HALL

With high ceilings, feature arch cornice mouldings, radiator, under stairs storage cupboard, door to the side of the property.

LOUNGE - 4.62m x 3.99m (15' 2" x 13' 1")

Double glazed bay window, feature tiled fireplace, high flat ceiling, radiator.

DINING ROOM - 3.58m x 3.25m (11' 9" x 10' 8")

Double glazed window, radiator, flat high ceiling.

KITCHEN - 3.66m x 3.61m (12' x 11' 10")

Comprises single drainer double sink unit with cupboards under, roll top work surface either side with cupboards and drawers under and eye level cupboards over, space for dishwasher, electric and gas cooker point and space for cooker, space for tall fridge/freezer, further roll top work surface with cupboards over and under, space for breakfast table, radiator, double glazed window, coved and textured ceiling, door to -

BREAKFAST ROOM/UTILITY ROOM - 3.66m x 2.44m (12' x 8')

Comprises roll top work surface with space and plumbing for washing machine, single drainer sink unit with cupboards under, shelving, double glazed window, wall mounted gas fired boiler supplying domestic hot water and central heating, double glazed

door giving access to the rear of the property.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

SPLIT LEVEL LANDING

Hatch to roof space with Skylight, handy storage cupboard.

BEDROOM ONE - 5.18m x 4.6m (17' x 15' 1")

Measurements into double glazed bay window. Tiled fireplace, radiator, flat ceiling.

BEDROOM TWO - 3.56m x 3.23m (11' 8" x 10' 7")

Double glazed window, tiled fireplace, radiator, wash hand basin with cupboards under.

BEDROOM THREE - 3.28m x 2.97m (10' 9" x 9' 9")

Double glazed window, radiator, fitted wardrobe, wash hand basin with cupboards under and tiled splashback, flat ceiling.

BATHROOM

Comprising bath with telephone style shower attachment, pedestal wash hand basin, corner shower cubicle with shower unit, radiator, double glazed window, flat ceiling.

SEPARATE WC

With low level suite, window, radiator.

OUTSIDE

FRONT GARDEN

With plant, tree and shrub borders with garden path leading to the front door.

SIDE PRIVATE DRIVEWAY, LEADING TO -

DOUBLE WIDTH GARAGE - 5.97m x 5.64m (19' 7" x 18' 6")

With two single up and over doors, two personal doors to the side and rear of the garage, power and light, window, behind the garage, gate to -

REAR GARDEN

The rear garden is laid to lawn with flower, plant and shrub borders and offering a good degree of seclusion, greenhouse, outside water tap.

OUTSIDE WC

With low level suite, corner wash hand basin with tiled splashback, window.

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		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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