



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Mendip Road, Worthing, West Sussex, BN13 2LR

**A 3 BED TERRACE HOUSE WITH SOUTH FACING REAR GARDEN & NO ONGOING CHAIN**

- Three Bedrooms
- 17'2" Lounge
- 17'1" Kitchen/Dining Room
- Bathroom/WC
- Double Glazed
- Gas Heating
- South Facing Rear Garden
- Ideal FTB or Investor

**£299,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are delighted to bring to the market this three-bedroom terraced home, offering excellent potential for improvement, situated in the popular Salvington area. Ideally located close to well-regarded schools, convenient bus routes, local shops and the library, this property represents a fantastic opportunity for buyers looking to add value.

The accommodation comprises a generous 17'2" lounge, a spacious kitchen/dining room, and a bathroom/WC. Outside, the home benefits from a South-facing rear garden, perfect for enjoying the sunshine, as well as a front garden.

Additional features include double glazing and gas heating.

Viewing is highly recommended to appreciate the potential this property offers.

Accommodation in brief comprises:

### **FRONT DOOR TO -**

### **ENTRANCE PORCH**

Further glazed door to -

### **LOUNGE - 5.23m x 4.57m (17' 2" x 15')**

Maximum measurement. Double glazed window, two double radiators, chimney breast with recess for ornamental fire, coved and textured ceiling, under stairs storage cupboard, door to -

### **SPACIOUS KITCHEN/DINING ROOM - 5.21m x 2.51m (17' 1" x 8' 3")**

Kitchen area comprises inset single drainer stainless steel sink unit with cupboards under, roll top work surface with space for washing machine, further roll top work surface with 4-ring gas hob and extractor over, eye level and floor cupboard and drawer units, fitted oven with cupboards over and under, breakfast bar, double glazed window overlooking the rear garden, part tiled walls. In the dining area is a double glazed window, radiator and double glazed door leading to rear garden.,

### **FROM THE LOUNGE, STAIRS LEADING TO -**

### **FIRST FLOOR LANDING**

With built-in cupboard with slatted shelving and housing the Baxi gas fired boiler which supplies domestic hot water and central heating, hatch to roof with pull down ladder.

### **BEDROOM ONE - 4.01m x 3.1m (13' 2" x 10' 2")**

Measurements include the range of fitted wardrobes. Radiator and double-glazed windows



### **BEDROOM TWO - 3.3m x 2.77m (10' 10" x 9' 1")**

Double glazed window, radiator.

### **BEDROOM THREE - 3.1m x 2.06m (10' 2" x 6' 9")**

Measurements include fitted double wardrobe. Double glazed window, radiator, fitted double wardrobe.

### **BATHROOM/WC**

White suite comprising bath with fitted shower attachment and shower screen, vanity unit with cupboards under and inset wash hand basin and WC, part tiled walls, mirror fronted medicine cabinet, frosted double glazed window, heated towel rail.

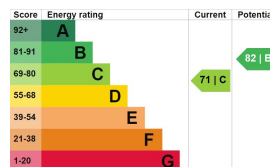
### **OUTSIDE**

#### **SOUTH FACING REAR GARDEN**

The rear garden is South Facing and has been paved for ease of maintenance and offers a good degree of seclusion, brick built storage shed, wooden shed, gate leading to further paved patio area and further storage shed, rear access.

#### **FRONT GARDEN**

Laid to lawn with surround plant, shrub and bush borders, garden path leading to the front 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.