



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



The Glen, Worthing, West Sussex, BN13 2AD

## **A DECEPTIVELY SPACIOUS 5 BED DET CHALET STYLE HOUSE IN FAVOURED LOCATION**

- Four/Five Double Bedrooms
- Spacious Lounge/Dining Room
- 24' Conservatory
- 24'8" Kitchen/Breakfast Room
- Shower Room & Bathroom/WC
- Gas Heating & Double Glazing
- Feature Rear Garden
- Private Driveway & Garage

**£729,995 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are delighted to present this spacious five-double-bedroom detached chalet-style home, perfectly positioned on the sought-after Offington borders. Ideally located for local shops, bus routes and easy access to The Downs, this property offers generous and versatile accommodation throughout.

Inside, the ground floor features a bright sitting room (or optional fourth bedroom), a further double bedroom, and a modern fitted shower room/WC. The heart of the home is the impressive L-shaped lounge/dining room, opening onto a large conservatory that overlooks the garden. A double-aspect kitchen/breakfast room provides excellent space for family living.

Upstairs, you'll find three well-proportioned double bedrooms and a family bathroom/WC.

Outside, the property boasts a beautifully maintained west-facing rear garden, perfect for enjoying afternoon and evening sun. A private driveway, garage/workshop and attractive front garden complete the exterior.

Additional benefits include gas central heating, double glazing and no onward chain.

Viewing is highly recommended to fully appreciate the scale and flexibility of this wonderful home.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Glazed panelled front door to -

### **ENTRANCE HALL**

Meter cupboard, radiator.

### **SITTING ROOM/BEDROOM FOUR - 3.66m x 3.56m (12' x 11' 8")**

This room is double aspect with double glazed windows, wooden fire surround, radiator, wooden laminate floor, coved and textured ceiling.

### **BEDROOM THREE - 3.73m x 3.56m (12' 3" x 11' 8")**

Measurements into double glazed bay window, excellent range of fitted bedroom furniture, radiator, wooden laminate floor, coved and textured ceiling.

### **SPACIOUS L SHAPED LOUNGE/DINING ROOM**

#### **LOUNGE AREA - 5.84m x 3.61m (19' 2" x 11' 10")**

Wooden laminate floor, wooden fire surround with marble insert and hearth with fitted coal effect fire, double glazed sliding patio doors leading to the conservatory, arch to -

#### **DINING AREA - 2.62m x 2.13m (8' 7" x 7')**

Wooden laminate floor, coved and textured ceiling.

#### **CONSERVATORY - 7.44m x 2.69m (24' 5" x 8' 10")**

Maximum Measurements, narrowing in one corner. Double glazed windows, double glazed double doors leading to the rear garden, plus a single double glazed door leading to the rear garden, power and light.



#### **SPACIOUS DOUBLE ASPECT KITCHEN/BREAKFAST ROOM - 7.52m x 2.97m (24' 8" x 9' 9")**

Measurements narrowing to 8'7". In the kitchen area it comprises inset 1 1/2 bowl sink unit with mixer tap and cupboard under, worktop surface either side with cupboards and drawers under and eye level cupboards over, tall larder style unit, further worktop surface with cupboards and drawers under, eye level cupboards over, fitted double oven, fitted gas hob with concealed extractor over, space for tall fridge/freezer, space for washing machine, double glazed door to the conservatory. In the breakfast area there is further worktop surface with cupboard and drawers under and eye level cupboards over, double glazed window, space for breakfast table, coved and textured ceiling, part tiled walls.

#### **MODERN FITTED SHOWER ROOM/WC**

Comprising double width shower cubicle with shower unit, wash hand basin with cupboards under, bidet, part tiled walls, medicine cabinet, radiator, coved and textured ceiling.

**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.



With up and over door, with further rear area.

## FRONT GARDEN

Tarmac and paved for ease of maintenance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**FROM THE ENTRANCE HALL, STAIRS LEADING TO -**

## FIRST FLOOR LANDING

### BEDROOM ONE - 4.8m x 3.61m (15' 9" x 11' 10")

Double glazed window overlooking the feature rear garden, excellent range of fitted wardrobes, bedside cabinet, wooden laminate floor, radiator, hatch to roof space.

### BEDROOM TWO - 4.27m x 3.61m (14' x 11' 10")

Double glazed window, two fitted double wardrobes, bedside cabinet, radiator, eaves storage space, textured ceiling, hatch to roof space.

### BEDROOM FIVE - 3.66m x 2.74m (12' x 9')

Measurements include slopping ceilings, Velux style double glazed window, coved and textured ceiling, radiator, wooden laminate floor.

## BATHROOM

With modern white suite with bath and twin handgrips and shower attachment, wash hand basin with drawers under, low level WC, part tiled walls, large Velux style window, textured ceiling, radiator.

## OUTSIDE

### FEATURE REAR GARDEN

The rear garden is a particular feature of the property offering almost complete seclusion, the garden is mainly laid to lawn with flower, plant, tree and shrub borders, paved patio area to the front, personal door to garage.

**PRIVATE DRIVEWAY LEADING TO -**

## GARAGE/WORKSHOP

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