

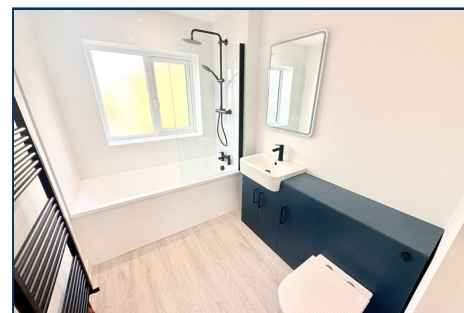


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Pentland Road, Worthing, West Sussex, BN13 2PP

A NEW BUILD HOUSE WITH OPEN PLAN LIVING WITH BI-FOLD DOORS TO WEST GARDEN

- 10 YEAR BUILD ZONE GUARANTEE
- Two Bedrooms
- Downstairs Cloakroom
- 28'4" Kitchen/Family Room
- Bathroom/WC
- Air Source Pump Heating
- Double Glazing
- West Rear Garden

£335,000 FREEHOLD

Helping you find your home

***** NEW BUILD – BEAUTIFULLY PRESENTED TWO BEDROOM HOME IN SALVINGTON ****

Ian Watkins Estate Agents are delighted to bring to the market this attractive two bedroom newly built home, situated in the ever-popular area of Salvington. The location offers excellent convenience with schools, bus routes, a library, and local shops all within easy reach.

The ground floor comprises a welcoming cloakroom and a bright living/family room with space for both relaxation and dining. Upstairs, the first floor offers two well-proportioned bedrooms and a superb modern bathroom/WC finished to a high standard. Outside, the property enjoys both front and West-facing rear gardens, ideal for afternoon and evening sunshine. Additional benefits include air source pump heating, double glazing, 10 year Build Zone guarantee and the advantage of no ongoing chain. This is a fantastic opportunity to secure a stylish new home in a sought-after location. Early viewing is highly recommended

Accommodation in brief comprises:

ENTRANCE

Double-glazed front door with double-glazed frosted side window

ENTRANCE HALL

Under stairs storage area with meters.

DOWNSTAIRS CLOAKROOM

Low level W.C, corner wash hand basin with vanity unit under.

KITCHEN/LIVING/FAMILY ROOM - 8.64m x 5.08m (28' 4" x 16' 8")

Narrowing at the kitchen end to 10'4.

LIVING/FAMILY ROOM AREA

Living/Family area has a feature double glazed bi-fold doors leading to the West facing rear garden. Feature flooring, flat ceiling with down lights.

KITCHEN AREA

Brand new fitted kitchen comprising one and a half bowl stainless steel sink unit with swan neck mixer tap and cupboards under, work top surfaces either side with cupboards under and integrated Hotpoint dishwasher, integrated washing machine, further work top surfaces with fitted hob and Hotpoint extractor above, cupboards under and eye level cupboards over with wine rack, fitted Hotpoint double oven with fitted cupboards under and over, tall larder style unit and integrated tall fridge/freezer, double glazed windows, flat ceiling with down lights.

FROM THE ENTRANCE HALL STAIRS LEADING TO THE LANDING

Flat ceiling with down lights.

BEDROOM ONE - 5.05m x 4.09m (16' 7" x 13' 5")

Narrowing to 9'

Double-glazed windows, radiator, built-in double-width wardrobe, flat ceiling with down lights.

BEDROOM TWO - 3.4m x 3.15m (11' 2" x 10' 4")

Built-in-double wardrobe, radiator, double-glazed window, flat ceiling with down lights.

BATHROOM

White bath suite comprising of bath with attractive black over head rain drop and hand held shower unit, and fitted shower screen, wash hand basin inset into vanity unit with cupboards under and display surface with low-level W.C., contemporary heated towel rail, part tiled walls, frosted double-glazed window, flat ceiling with down lights.

OUTSIDE

WEST FACING REAR GARDEN

A pleasant feature of the property mainly laid to lawn, feature decked area to the front of the patio doors, garden shed, heat pump, gate providing access to the front and side of the property.



FRONT GARDEN

Laid to lawn with 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.