

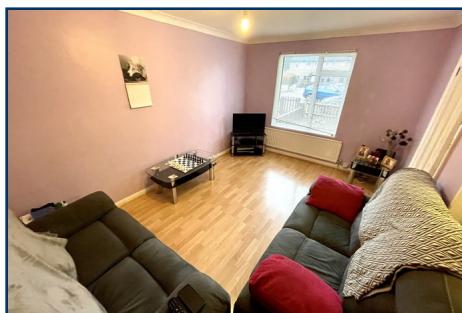


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Springfield Gardens, Worthing, West Sussex, BN13 2DF

3 BEDROOM HOUSE IN A QUIET COURTYARD DEVELOPMENT ON OFFINGTON BORDERS

- Three Bedrooms
- Downstairs cloakroom
- South facing lounge
- Separate Dining room
- Gas heating
- Double glazing
- West facing secluded rear garden
- Courtyard development with parking

£329,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom house in a quiet courtyard development, on Offington borders, close to the local shops. The accommodation features cloakroom, South facing lounge, separate dining room, kitchen, family bathroom/WC. Outside there is a secluded West facing rear garden, small front garden and parking. Other features include double glazing and gas heating. Internal viewing highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door with leaded light inserts to -

ENTRANCE HALL

Wooden laminate floor, understairs storage cupboard, wall mounted central heating thermostat control, coved and textured ceiling.

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with splashback, frosted double glazed window, textured ceiling.

SOUTH FACING LOUNGE - 4.57m x 3.15m (15' x 10' 4")

Double glazed window over looking Springfield Gardens wooden laminate floor, two radiators, coved and textured ceiling.

DINING ROOM - 3.76m x 2.57m (12' 4" x 8' 5")

Radiator, wooden laminate floor, radiator, coved and textured ceiling, double glazed window overlooking the secluded rear garden.

KITCHEN - 2.74m x 2.34m (9' x 7' 8")

Excellent range of units comprising inset stainless steel single drainer sink unit with mixer tap and cupboards under, roll top work surface adjacent with cupboard and drawers under and eye level cupboards over, space and plumbing for washing machine, further roll top work surface with cupboards and drawers under, fitted Moffat oven with 4-ring grill and stainless steel extractor over, space for tall fridge/freezer, part tiled walls, wall mounted Potterton gas fired boiler supplying domestic hot water and central heating, double glazed window and double glazed door giving access to the rear garden.

FROM THE ENTRANCE HALL STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space, airing cupboard with hot water tank and slatted shelving over, coved and textured ceiling.

BEDROOM ONE - 3.86m x 3.12m (12' 8" x 10' 3")

Double glazed window, radiator, coved and textured ceiling, built-in double wardrobe.

BEDROOM TWO - 3.78m x 2.57m (12' 5" x 8' 5")

Double glazed window, radiator, built-in wardrobe, coved and flat ceiling.

BEDROOM THREE - 2.84m x 1.83m (9' 4" x 6')

Double glazed window, radiator, coved and textured ceiling.

BATHROOM/WC

White suite comprising P shaped bath with fitted shower attachment and shower screen, wash hand basin with vanity unit under, low level WC, part tiled walls, frosted double glazed window, heated towel rail, flat ceiling with spotlights, extractor.



OUTSIDE

REAR GARDEN

The rear garden offers a high degree of seclusion to the rear, the garden is fenced to three sides with garden gate giving access to the rear, decking area and pebbled area, outside water tap.

SMALL FRONT GARDEN

Garden path leading to the front door with shingle either side.

PARKING

The property is located in a secluded courtyard position with parking available.

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.