

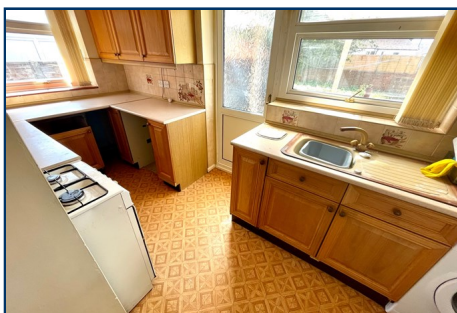
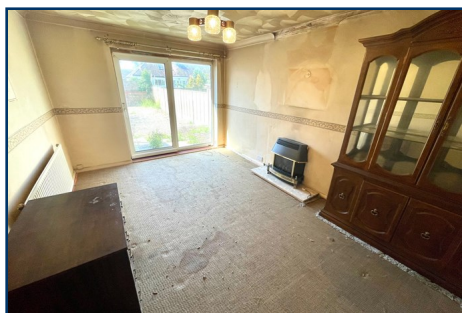


**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Hurley Road, Worthing, West Sussex, BN13 2PA

### **3 BED DET BUNG IN SOUGHT AFTER SALVINGTON AREA WITH SOUTH FACING GARDEN**

- Three bedrooms
- 14'9" South facing lounge
- Spacious bath/shower room
- 14'1" Kitchen
- Gas Central Heating
- Double glazing
- Long private drive to Garage/workshop
- South facing rear garden

**OFFERS OVER £360,000 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached bungalow in the popular location of Salvington, which requires complete modernisation throughout. The accommodation features South facing lounge, kitchen, bath/shower room. Outside there is a South facing rear garden, front garden, private driveway and garage/workshop. Other features include gas central heating, double glazing and no ongoing chain.

Accommodation in brief comprises:

### **ENTRANCE**

Front door to -

### **ENTRANCE HALL**

Meter cupboard, radiator, hatch to roof space with pull down ladder, wall mounted central heating thermostat control, airing cupboard with hot water tank with shelving and cupboard over.

### **SOUTH FACING LOUNGE - 4.5m x 3.12m (14' 9" x 10' 3")**

Double glazed sliding patio doors leading to the rear garden, radiator, fitted coal effect gas fire, textured ceiling.

### **KITCHEN - 4.29m x 1.96m (14' 1" x 6' 5")**

Double aspect with double glazed windows overlooking the rear garden, comprising inset single drainer sink unit with mixer tap and cupboards under, space and plumbing for washing machine, roll top work surface with cupboards and drawers under, eye level cupboards over, gas cooker point and space for cooker, space for tall fridge/freezer, wall mounted Worcester gas fired boiler which supplies domestic hot water and central heating, double glazed door giving access to the South facing rear garden.

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

Double glazed window, radiator, textured ceiling.



### **BEDROOM TWO - 2.67m x 2.34m (8' 9" x 7' 8")**

Double glazed window, radiator, textured ceiling.

### **BEDROOM THREE - 2.74m x 2.34m (9' x 7' 8")**

This room is double aspect with two double glazed windows, radiator and textured ceiling.

### **BATH/SHOWER ROOM**

Comprising bath with step-in shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed windows, coved and textured ceiling.

### **OUTSIDE**

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

The rear garden is South facing and offers a good degree of seclusion, the garden is paved to the front, shingled mainly to the rear, access to one side of the property and gate giving access to -

#### **PRIVATE DRIVEWAY LEADING TO -**

#### **GARAGE/WORKSHOP**

This could be taken down and replaced with a new garage.

#### **FRONT GARDEN**

The front garden is laid to plant, shrub and shingle borders, pathway to 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.