

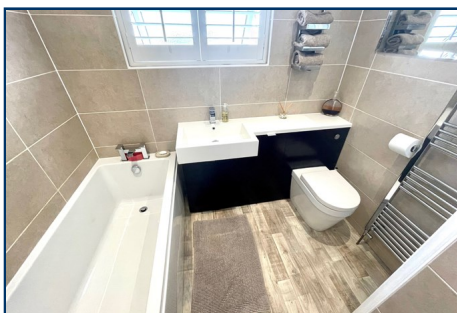


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Lindum Road , Worthing, West Sussex, BN13 1LX

BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE IN SOUGHT AFTER TARRING.

- Three Bedrooms
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Conservatory
- Double Glazing
- Gas Central Heating
- Driveway
- Viewing Highly Recommended

OFFERS OVER £399,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this very well presented three bedroom terrace house in the popular and sought after area of Tarring. Local shops, good schools, and restaurants are all close by. The accommodation features open plan bay fronted lounge/dining room, modern fitted kitchen, conservatory, three good size bedrooms, secluded rear garden, conservatory, double glazing, gas central heating, driveway. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Door to -

ENTRANCE HALL

Double glazed frosted window, telephone point, radiator, under stairs storage cupboard.

LOUNGE - 4.29m x 3.61m (14' 1" x 11' 10")

Open plan to dining room, double glazed window with attractive shutters, radiator, electric fireplace, T.V point, coved and textured ceiling.

DINING ROOM - 3.15m x 3.15m (10' 4" x 10' 4")

Open to living room, radiator, coved and textured ceiling, double glazed door to conservatory.

KITCHEN - 3.63m x 2.24m (11' 11" x 7' 4")

Excellent range of fitted base and wall units comprising inset single drainer stainless steel sink unit with mixer tap, a range of integrated appliances which include electric oven and grill with tiled splash back, , fridge and freezer, electric hob with extractor over, and dishwasher. Double glazed door to conservatory.



CONSERVATORY - 4.6m x 2.9m (15' 1" x 9' 6")

Double glazed windows, electric heater, power and light, double

glazed door to the garden.

FROM THE ENTRANCE HALL STAIRS LEADING TO - LANDING

Loft hatch giving access to central heating boiler.

BEDROOM ONE - 4.32m x 3.15m (14' 2" x 10' 4")

Double glazed window with attractive shutters, radiator, built in cupboard, coved and textured ceiling.



BEDROOM TWO

Double glazed window, built in cupboard, radiator.

BEDROOM THREE - 2.57m x 2.24m (8' 5" x 7' 4")

Double glazed window with shutters, radiator.

BATHROOM

Double glazed window with shutters, bath with electric shower over, wash hand basin with vanity unit, low level WC, airing cupboard, heated towel rail, tiled walls.

OUTSIDE

REAR GARDEN

The garden offers a good deal of seclusion and is a particular feature of the property, laid to lawn with patio leading to decked area at the rear, large storage shed, gate providing access to the rear.

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.