

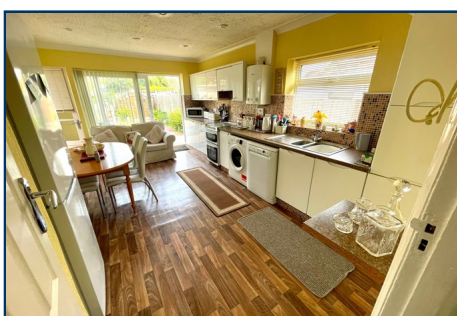
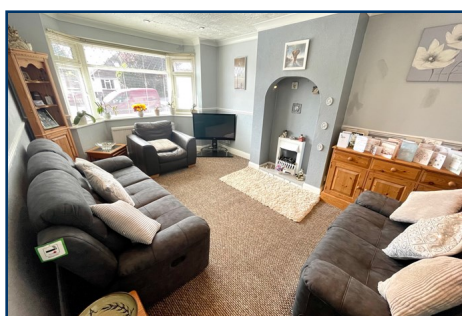


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Copthorne Hill, Worthing, West Sussex, BN13 2EH

**AN EXTENDED 2 BEDROOM SEMI-DET BUNGALOW IN FAVOURED SALVINGTON AREA**

- Two bedrooms
- 16' Living room
- 17'10" Kitchen/breakfast room
- Conservatory
- Gas heating & double glazing
- Secluded rear garden
- Off road parking for up to 2/3 cars
- No ongoing chain

**OFFERS OVER £375,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow in the favoured Salvington area, close to local shops and bus services. The accommodation features brand new double glazed front door, living room, conservatory, feature extended kitchen/breakfast room and conservatory. Outside there is feature rear garden and off road parking for up to 2/3 cars. Further features no ongoing chain, gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

**BRAND NEW DOUBLE GLAZED FRONT DOOR WITH LEADED LIGHT STAINED GLASS INSERT TO -**

**L SHAPED ENTRANCE HALL**

Hatch to roof space, wall mounted central heating thermostat control, coved and textured ceiling, storage cupboard, radiator.

**LIVING ROOM - 4.88m x 3.3m (16' x 10' 10")**

Double glazed bay window, radiator, TV point, chimney breast with feature arch with electric fire, coved and textured ceiling with spotlights.

**BEDROOM ONE - 3.68m x 3.3m (12' 1" x 10' 10")**

Double glazed window, excellent range of fitted bedroom furniture with two single glass fronted wardrobes, overhead cupboards, two bedside cupboards, radiator, coved and textured ceiling.

**BEDROOM TWO - 2.82m x 2.74m (9' 3" x 9')**

Double glazed window, single wardrobe, overhead cupboards, bedside cabinet, radiator, coved and textured ceiling.

**BATHROOM/WC**

White suite comprising bath with electric shower, shower screen, pedestal wash hand basin, low level WC, radiator, tiled walls, frosted double glazed window, coved and textured ceiling with spotlights.

**FEATURE EXTENDED KITCHEN/BREAKFAST ROOM - 5.44m x 3.35m (17' 10" x 11')**

This room is double aspect with double glazed window and double glazed sliding patio doors giving access to the secluded rear garden, kitchen comprises inset 1 1/2 bowl sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards under, tall larder style unit, space for dishwasher, space for washing machine, gas cooker point and space for cooker, further roll top work surface with cupboards and drawers under and eye level cupboards over, Worcester gas fired boiler supplying domestic hot water and central heating, double radiator,

space for fridge/freezer, space for dining room table, coved and textured ceiling, part tiled walls, door giving access to -

**CONSERVATORY - 3.45m x 2.31m (11' 4" x 7' 7")**

Wall mounted electric heater, double glazed door giving access to the rear garden.



**OUTSIDE**

**REAR GARDEN**

The rear garden is a particular feature of the property being mainly laid to lawn with flower, plant and shrub borders, paved patio to the front of the garden, paved patio to the rear of the garden, garden shed, access to one side of the property via a gate to the front, outside water tap.

**FRONT GARDEN**

Brick inlay paved front with off road parking for up to 2/3 cars.

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.