

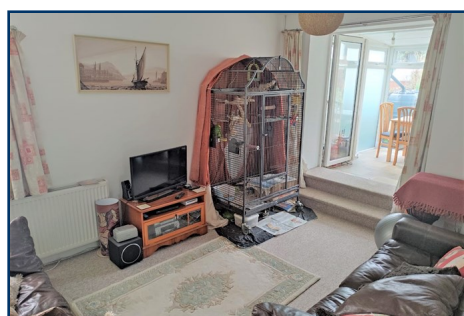


IAN WATKINS
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A VERSATILE DETACHED CHALET HOUSE IN FAVOURED SALVINGTON AREA

- Three Bedrooms
- Two Reception Rooms
- Two Shower Rooms & One Bathroom
- Utility Area
- Approx 60' West Rear Garden
- Gas Heating & Double Glazing
- Potential Annexe Accommodation
- Viewing Highly Recommended

£425,000 FIXED PRICE FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this very versatile three bedroom detached chalet house in the favoured area of Salvington. The accommodation features a spacious 14'2 lounge, 16' kitchen/breakfast room, utility area, bathroom and then the potential separate annexe with its own front door to 21'9 lounge/bedroom, utility room and shower room. Outside there is an approx 60' West facing rear garden. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

POTENTIAL ANNEXE

Own front door which leads to -

HALLWAY AND UTILITY ROOM

The utility room has a butler style sink with worktop surface either side with cupboards and drawers under, space and plumbing for washing machine, eye level cupboards, Baxi boiler which supplies domestic hot water and central heating to the annexe, frosted double glazed window, flat ceiling with spotlights.

SEPARATE SHOWER ROOM

With step-in shower cubicle with shower, low level WC, wash hand basin with cupboard under, mirror fronted vanity unit over, tiled floor and walls, heated towel rail, frosted double glazed window, flat ceiling with spotlights.

LOUNGE/BEDROOM - 6.63m x 2.74m (21' 9" x 9')

Versatile room being double aspect with double glazed windows, two radiators, TV point, flat ceiling with spotlights, double glazed window, flat ceiling with spotlights, Apple power point and data point.

DOUBLE GLAZED FRONT DOOR TO -

COVERED SIDE PORCH

Double glazed door leading to the rear garden, double glazed door to -

SPACIOUS ENTRANCE HALL

With tiled floor, radiator, flat ceiling with spotlights.

LOUNGE - 4.32m x 3.66m (14' 2" x 12')

Two radiators, power points, data point, double glazed South facing window, flat ceiling, double glazed double doors to -

KITCHEN/BREAKFAST ROOM - 4.88m x 2.39m (16' x 7' 10")

Comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, worktop surface with further cupboards under and eye level cupboards over, fitted 5-ring gas hob with

cooker under and extractor over, further worktop surface with cupboards under, space for fridge, part tiled walls, breakfast area, double glazed doors giving access to the West facing rear garden, door to -

UTILITY AREA

Further double glazed door to the front and double glazed door to the rear garden, space and plumbing for washing machine, space for dryer, roll top work surface, space for tall fridge/freezer.

DOWNSTAIRS BATHROOM/WC

White suite comprising bath with shower, curtain and rail, low level WC, mirror fronted cabinet, pedestal wash hand basin with tiled splashback, extractor, part tiled walls, tiled floor, frosted double glazed window.

FROM THE ENTRANCE HALL STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space, flat ceiling, radiator.

BEDROOM ONE - 3.89m x 2.87m (12' 9" x 9' 5")

Built-in storage cupboards, double glazed window, radiator, flat ceiling.

BEDROOM TWO - 3.07m x 2.87m (10' 1" x 9' 5")

Double glazed windows, fitted cupboards and drawers, flat ceiling, radiator.

SHOWER ROOM

Shower with tiled walls and shower curtain, low level WC, wash hand basin with cupboard under, heated towel rail and flat ceiling.

OUTSIDE

WEST FACING REAR GARDEN

Being approx 60' in length, mainly laid to lawn with borders, greenhouse, patio area, large cabin with power and light.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.