

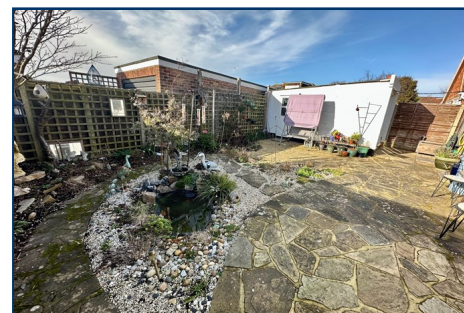
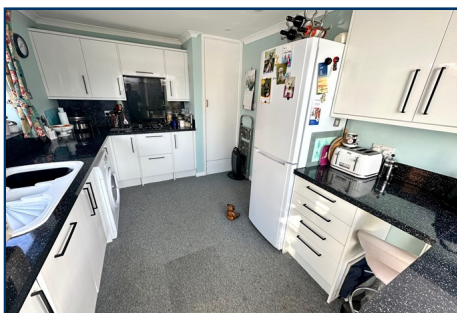


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Ashacre Way, Worthing, West Sussex, BN13 2DP

A MODERNISED 2 BED SEMI-DET BUNGALOW WITH SECLUDED WEST FACING GARDEN

- Two bedrooms with fitted wardrobes
- 15'2" West facing lounge
- Double aspect kitchen/breakfast room
- Modern fitted shower room
- Double glazed
- Gas central heating
- Driveway and garage
- West facing secluded garden

£359,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this modernised two bedroom semi-detached bungalow in the favoured area of Salvington. The accommodation features spacious entrance hall, West facing lounge, feature modern fitted kitchen/breakfast room, modern fitted shower room/WC. Outside is a secluded West facing rear garden, private driveway leading to garage. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

SPACIOUS L SHAPED ENTRANCE HALL

Meter cupboard, two radiators, coved and textured ceiling, hatch to loft space with pull down ladder and boiler, handy built-in storage with shelving and cupboards over, wall mounted central heating thermostat control.

WEST FACING LOUNGE - 4.62m x 3.35m (15' 2" x 11')

Attractive fire surround, radiator, TV point, double glazed windows and double glazed doors giving access to the secluded West facing rear garden, coved and textured ceiling.

FEATURE MODERN FITTED KITCHEN/BREAKFAST ROOM - 4.09m x 2.74m (13' 5" x 9')

This room is double aspect with an excellent range of modern white fronted units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, worktop surface adjacent with cupboards and drawers under, eye level cupboards over, space and plumbing for washing machine, fitted 4-ring gas hob with extractor over, further worktop surface with integrated dishwasher, electric oven/microwave with cupboards over and under, breakfast bar with drawers under and eye level cupboards over, space for tall fridge/freezer, fitted larder with shelving, coved and flat ceiling with spotlights, radiator, double glazed door giving access to the rear garden.

BEDROOM ONE - 4.11m x 3.35m (13' 6" x 11')

Measurements include excellent range of mirror fronted wardrobes, radiator, double glazed window, coved and flat ceiling.

BEDROOM TWO - 3.35m x 2.74m (11' x 9')

With full width mirror fronted wardrobes with hanging rail and shelving, double glazed window, radiator, coved and textured ceiling.

MODERN FITTED SHOWER ROOM

With walk-in double width shower cubicle with shower unit and tiled walls, vertical heated towel rail, low level WC, pedestal wash hand basin, attractive part tiled walls, frosted double glazed window, mirror fronted medicine cabinet, flat ceiling with spotlights.



OUTSIDE

WEST FACING REAR GARDEN

The rear garden is secluded and being West facing, mainly crazy paved with central shingle border and rockery, personal door to garage.

PRIVATE DRIVEWAY LEADING TO DOUBLE WOODEN GATES WITH FURTHER DRIVEWAY LEADING TO -

GARAGE

With up and over door.

FRONT GARDEN

Mainly shingle with garden path to the 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.