



IAN WATKINS
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Raglan Avenue, Worthing, West Sussex, BN13 2AW

A SPACIOUS 3 BED HOUSE IN NEED OF MODERNISATION WITH POTENTIAL TO EXTEND

- Three bedrooms
- Two reception rooms
- Bathroom & cloakroom
- Conservatory/utility area
- Double glazing
- South facing rear garden
- Driveway & garage
- No onward chain

OIRO £349,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached house which requires updating and modernisation in Worthing, close to schools and bus services. The accommodation features South facing lounge, separate dining room, kitchen, South facing conservatory/utility area, bathroom/WC and main bedroom, on the first floor is a cloakroom and two further bedrooms. Outside there is a South facing rear garden, front garden, private driveway and garage. Further features include double glazing and no onward chain. Viewing is recommended to appreciate the potential of this property.

Accommodation in brief comprises:

ENTRANCE

Built-in outside storage cupboard, double glazed front door to -

ENTRANCE HALL

With radiator, cloaks cupboard with hanging rail and shelf over, understairs cupboard.

DOWNSTAIRS BATHROOM

Double glazed window, bath with Triton shower over, shower curtain and rail, radiator, pedestal wash hand basin, WC, part tiled walls.

SOUTH FACING LOUNGE - 5.56m x 3.71m (18' 3" x 12' 2")

Maximum measurements. Open fireplace with tiled surround and hearth, TV point, double radiator, wall lights, coved and textured ceiling.

DINING ROOM - 4.04m x 2.54m (13' 3" x 8' 4")

Being South facing, built-in cupboard with shelving, textured ceiling, glazed door to conservatory/utility area, archway to -

KITCHEN - 2.18m x 1.98m (7' 2" x 6' 6")

Double glazed window, stainless steel single drainer sink with mixer tap and cupboard and drawers below, worktop either side, further worktop with range of cupboards and drawers under and cupboards over, space for cooker with extractor over, space for fridge/freezer, part tiled walls.

SOUTH FACING CONSERVATORY/UTILITY AREA - 4.98m x 2.03m (16' 4" x 6' 8")

With double glazed windows, double glazed door to South facing rear garden, door to living room, worktop with space and plumbing for washing machine under and space for tumble dryer.

BEDROOM TWO - 3.66m x 3.66m (12' x 12')

Double aspect with double glazed windows, radiator, textured

ceiling.

STAIRS LEADING FROM ENTRANCE HALL TO -

LANDING

With sky light.

CLOAKROOM

With WC and wash hand basin, double glazed window.

BEDROOM ONE - 5.33m x 4.06m (17' 6" x 13' 4")

Narrowing at one end to 5'9" dressing area. This room is double aspect double glazed windows, two walk-in wardrobes, radiator, coved ceiling.

BEDROOM THREE - 3.66m x 2.36m (12' x 7' 9")

Double glazed window, radiator, shelving.

OUTSIDE

REAR GARDEN

Being South facing, laid to lawn with well stocked plant, shrub and bush borders, patio area, garden shed.

FRONT GARDEN

Laid to circular lawn with plant, shrub and bush borders, garden path leading to the front door.

PRIVATE DRIVEWAY LEADING TO -

GARAGE - 5.03m x 2.44m (16' 6" x 8')

With up and over door, power and light, meters.

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.