

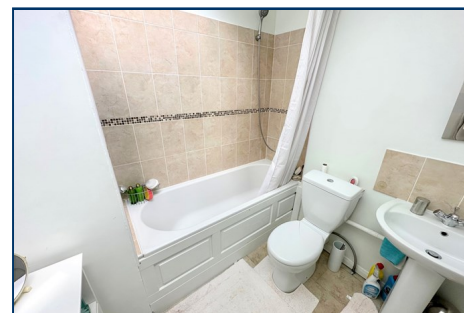
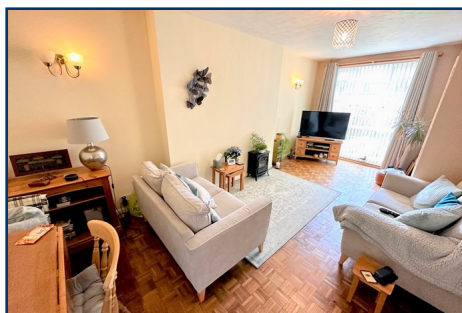


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Greenland Close, Worthing, West Sussex, BN13 2RP

WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH GARAGE IN COMPOUND

- Three Bedrooms
- 20'9 Lounge Dining Room
- Modern Kitchen
- Downstairs Cloakroom
- Modern Bathroom
- Double Glazing & GFCH
- Garage in Compound
- Viewing Highly Recommended

£324,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented three bedroom terraced house in the popular location of Salvington. The accommodation features spacious entrance hall, 20'9 lounge dining room, modern kitchen, utility area, downstairs cloakroom and a modern bathroom. Outside there is a good size rear garden and a garden to the front. Other features include, double glazing & gfch and a garage in an adjacent compound. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with double glazed side window to -

SPACIOUS ENTRANCE HALL

Radiator, door to

LOUNGE DINING ROOM - 6.32m x 3.28m (20' 9" x 10' 9")

Spacious West facing lounge dining room, feature parquet flooring, double glazed window, T.V point, radiator, textured ceiling, space for dining table, under stairs storage cupboard with shelving.

KITCHEN - 3.25m x 2.92m (10' 8" x 9' 7")

Comprising inset single drainer stainless steel sink unit with mixer tap with cupboards and drawers under, roll top work surfaces either side with cupboards and drawers under, space and plumbing for washing machine, further roll top work surface with cupboards and drawers under and eye level cupboards over, gas cooker point, space for tall fridge/freezer, part tiled walls, double glazed window, double glazed door giving access to the rear garden, from the kitchen a door to -

UTILITY AREA

Shelving, door to -

DOWNSTAIRS CLOAKROOM

Low level W.C, wash hand basin, textured ceiling, window.

FROM THE ENTRANCE HALL STAIRS LEADING TO

LANDING

Hatch to loft space, linen cupboard which houses the modern Baxi combi boiler which supplies the domestic hot water and central heating.

BEDROOM ONE - 4.29m x 3.05m (14' 1" x 10')

Excellent range of fitted double wardrobes, over head cupboards, further fitted cupboard with shelving and hanging rail, radiator, double glazed window, textured ceiling.

BEDROOM TWO - 3.99m x 2.21m (13' 1" x 7' 3")

Fitted double wardrobe with hanging rail and cupboards over, double glazed window, radiator, textured ceiling.

BEDROOM THREE - 3.05m x 1.98m (10' x 6' 6")

Fitted double wardrobe with cupboard over, double glazed window, radiator, textured ceiling.

BATHROOM

Modern white suite comprising bath with wooden side panel with shower attachment and shower curtain rail, low level W.C, pedestal wash hand basin with tiled splash back, part tiled walls.

OUTSIDE

REAR GARDEN

Good degree of seclusion, predominately laid to lawn with plant and shrub borders, garden shed, gate giving access to the rear of the property, paved patio to the front.

FRONT GARDEN

Gravel with plant and shrub surround borders, garden path leading to the front door.

GARAGE

In the adjacent compound, garage with up and over 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.