

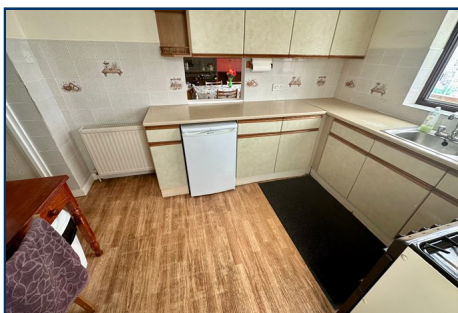
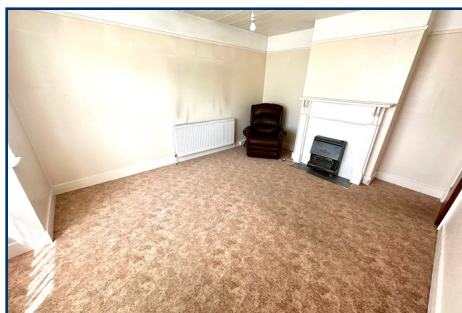


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



St Wilfred's Road, Broadwater, Worthing, West Sussex, BN14 8BA

A SPACIOUS 4 BEDROOM DETACHED CHALET IN FAVOURED BROADWATER AREA

- Four bedrooms
- 24' 6" Through lounge/diner
- Cloakroom
- Utility room
- Conservatory/lean-to
- Double Glazing & Gas heating
- Private Driveway
- No Onward Chain

£499,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious and versatile four bedroom detached chalet in the favoured area of Broadwater, close to local shops, bus services and railway station. The accommodation features spacious through lounge/dining room, two downstairs bedrooms, kitchen, utility room, downstairs cloakroom. On the first floor two further bedrooms. Outside there is a rear garden, front garden and private driveway. Further features include gas heating and double glazing. No onward chain. Viewing is recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Double glazed window, radiator, central heating thermostat, telephone point, understairs storage cupboard with electricity smart meter.

SPACIOUS THROUGH LOUNGE/DINING ROOM - 7.47m x 3.38m (24' 6" x 11' 1")

Gas fire with back boiler and tiled hearth, radiator, serving hatch from kitchen, built-in alcove storage cupboard and double glazed sliding patio doors leading to the conservatory/lean-to.

BEDROOM ONE - 4.88m x 3.66m (16' x 12')

Measurements into bay which is double glazed, radiator, original feature fireplace with tiled hearth, original picture rail.

BEDROOM TWO - 3.71m x 3.23m (12' 2" x 10' 7")

Measurements into bay which is double glazed. Radiator.

KITCHEN - 3.38m x 2.59m (11' 1" x 8' 6")

Comprises inset single drainer stainless steel sink unit with mixer tap and cupboards and drawers under, roll top work surface either side with cupboards and drawers under, space for under counter appliance, eye level cupboards over, gas cooker point and space for cooker, space for tall fridge/freezer, radiator, serving hatch to lounge, double glazed window, door leading to -

UTILITY ROOM - 3.63m x 2.31m (11' 11" x 7' 7")

Comprises inset single drainer sink unit with mixer tap, single run of cupboards and drawers under roll top work surface and space and plumbing for appliances, half glazed door to covered outside bin area with gate giving access to the front of the property, door to -

DOWNSTAIRS CLOAKROOM

With low level suite and light.

DOWNSTAIRS BATHROOM

Low level W.C, vanity unit with inset wash hand basin, panelled bath with mixer taps and shower over, folding shower screen, fully tiled walls, double glazed window.

COVERED LEAN-TO / CONSERVATORY - 8.84m x 2.51m (29' x 8' 3")

With light, double glazed windows, bench seat, sliding patio doors to the lounge/diner, half glazed door to the rear garden.

STAIRS WITH ROOF LIGHT LEADING FROM THE ENTRANCE HALL TO -

LANDING

Loft access hatch, airing cupboard with factory lagged hot water tank., slatted shelving above, central heating and hot water controls.

BEDROOM THREE - 4.29m x 3.35m (14' 1" x 11')

Double glazed window, radiator, large eaves storage cupboard.

BEDROOM FOUR - 3.35m x 2.64m (11' x 8' 8")

Double glazed window, radiator, large eaves storage cupboard.

OUTSIDE

REAR GARDEN

Mainly paved with raised beds and barbeque area, rear access.

FRONT GARDEN

Paved with raised flower beds, gas meter cupboard.

PRIVATE DRIVEWAY

Allowing off street parking for several cars, wrought iron double gates.

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.