

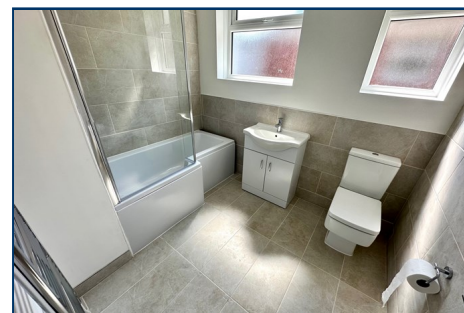
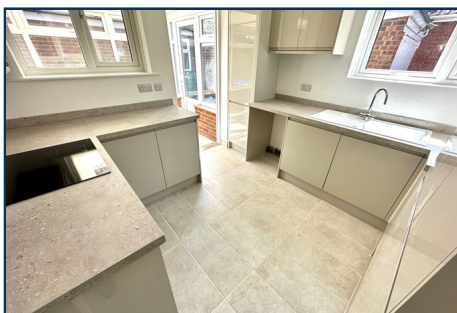


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Acacia Avenue, Worthing, West Sussex, BN13 2HP

## **BEAUTIFULLY REFURBISHED THREE BEDROOM DETACHED BUNGALOW**

- Modernised and Refurbished
- Three Bedroom Detached Bungalow
- Brand New Fitted Kitchen & Bathroom
- New Carpets
- Double Glazing & Gas heating
- Driveway and Garage
- Viewing Highly Recommended
- No Onward Chain

**£425,000 - £450,000 GUIDE FREEHOLD**

Helping you find your home

\*\*\*\*\* No Onward Chain \*\*\*\*\* Ian Watkins Estate Agents are pleased to offer for sale this completely modernised and beautifully refurbished three bedroom detached bungalow on a large corner plot in the popular area of Salvington. The accommodation features a double glazed entrance porch, good size lounge, beautiful modern fitted kitchen, sun room, modern newly fitted bathroom. Outside is a particular feature of the property with the large garden that surrounds the property and a driveway to detached garage. Other features include brand new carpets, double glazing and gas heating. Viewing is highly recommended with no onward chain.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door to-

### **ENTRANCE PORCH**

Parquet flooring, double glazed door to -

### **ENTRANCE HALL**

Cupboard housing fuse box, radiator, hatch to roof space, wood effect flooring, flat ceiling, down lights.

### **LOUNGE - 4.09m x 3.68m (13' 5" x 12' 1")**

Double aspect room with double glazed window overlooking the front garden, two further double glazed windows, radiator, flat ceiling, downlights, wood effect flooring.

### **KITCHEN - 3.18m x 3m (10' 5" x 9' 10")**

Double aspect room comprising of newly fitted modern gloss units, single drainer sink with swan neck mixer tap, cupboard and integrated dishwasher under, space for washing machine, larder style tall unit housing the boiler, adjacent speckled stone effect work top with cupboards under, integrated tall fridge/freezer, further tall larder style cupboard, adjacent worktop with drawers under, fitted Lamona oven, fitted Lamona hob with extractor over, eye level cupboards over, further worktop and cupboards under, underfloor heating, double glazed window, further double glazed window over looking the sun room, tiled floor, flat ceiling, downlights, door to -

### **SUN ROOM - 3.45m x 1.68m (11' 4" x 5' 6")**

Double glazed windows, spot lights, tiled floor, double glazed door to rear garden.

### **BEDROOM ONE - 4.01m x 3.02m (13' 2" x 9' 11")**

Double aspect room, double glazed window, radiator, flat ceiling with downlights, two further double glazed windows, new carpet.

### **BEDROOM TWO - 3.63m x 3.12m (11' 11" x 10' 3")**

Double aspect room, double glazed window, two further double glazed windows, flat ceiling with downlights, radiator, new carpet.

### **BEDROOM THREE - 2.39m x 2.87m (7' 10" x 9' 5")**

Double glazed window, radiator, flat ceiling with downlights, new carpets.

### **BATHROOM**

Newly fitted modern white suite comprising P-Shaped bath with mixer tap and thermostatic rain drop shower and further separate shower over, fitted shower screen, wash hand basin with mixer tap and cupboards under, low level W.C, part tiled walls, tiled floor with underfloor heating, two frosted double glazed windows, heated towel rail, flat ceiling with downlights.

### **OUTSIDE**

#### **GARDEN**

Large garden to front, sides and rear of the property, laid to lawn, path leading to front porch.



#### **GARAGE**

Driveway leading to garage with double doors.

**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.