

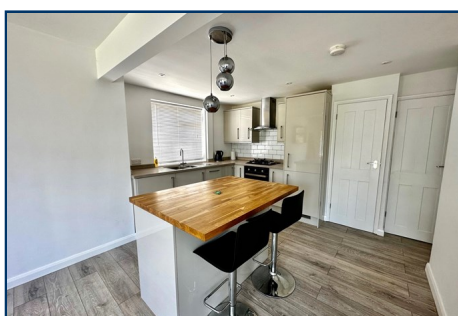


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



A'Becket Gardens, Worthing, West Sussex, BN13 2BN

MODERNISED & REFURBISHED TWO/THREE BEDROOM BUNGALOW IN SALVINGTON

- Modernised and Refurbished
- Two / Three Bedrooms
- L-Shaped Kitchen Family Room
- Modern Bathroom
- New Carpets & Flooring
- Double Glazing & GFCH
- Private Driveway to Garage
- No Onward Chain

OFFERS OVER £412,000 FREEHOLD

Helping you find your home

***** NO ONWARD CHAIN ***** Ian Watkins Estate Agents are pleased to offer for sale this beautifully modernised and refurbished two/three bedroom bungalow in the popular Salvington area of Worthing. The accommodation features covered entrance, spacious L shaped kitchen / family room, modern bathroom and new flooring throughout. Outside there is a well maintained secluded rear garden, front garden and private driveway to garage. Other features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed composite front door with obscure stain glass and double glazed frosted side panel to -

HALLWAY

Attractive wood effect flooring, radiator, cupboard housing electrical meters and shelving, coved and textured ceiling, hatch to loft space.

BEDROOM ONE / LOUNGE - 4.42m x 3.63m (14' 6" x 11' 11")

Double glazed bay window overlooking the front garden, two radiators, T.V point, wooden mantel surround with granite hearth and back panel, free standing Ezee Glow electric log effect stove, coved and textured ceiling, new carpet.

BEDROOM TWO - 3.63m x 3.58m (11' 11" x 11' 9")

Double glazed window overlooking the front garden, radiator, T.V point, coved and textured ceiling, new carpet.

BEDROOM THREE - 3.1m x 3.63m (10' 2" x 11' 11")

Double glazed window overlooking the rear garden, radiator, coved and textured ceiling, new carpet.

L SHAPED KITCHEN / FAMILY ROOM - 6.1m x 5.87m (20' x 19' 3")

Narrowing to 11'10 - Kitchen area comprising of wood effect work surfaces with inset one and a half bowl stainless steel sink unit with single drainer and swan mixer tap, range of attractive modern gloss units comprising of cupboards and drawers, integrated dishwasher and washing machine, tall integrated fridge/freezer, fitted Kenwood oven, four ring gas hob with tiled splash back, stainless steel and glass extractor over, double glazed window overlooking the side of the property, island with wood effect surface and pan drawers under, cupboard housing hot water cylinder with slatted shelves, further cupboard with shelving and wall mounted thermostat control, coved and flat ceiling with down lights.

Family area has double glazed double doors opening onto the rear garden, two further double glazed windows, two radiators, wood effect flooring throughout, coved and flat ceiling with down lights.

BATHROOM

Modern white suite comprising low level W.C, wash hand basin with mixer tap, recessed shelf with inset medicine cabinet, walk in shower with glass screen, thermostatic double head shower, hand grip, towel rail, heated towel rail, wood effect flooring, tiled walls, coved and flat ceiling with down lights, sky light.

OUTSIDE

REAR GARDEN

Secluded and well maintained with shaped patio to front, shaped lawn area, small trees and shrubs, raised railway sleeper flower bed, side gate providing access to the front of the property, door to rear of garage, outside lights,

FRONT GARDEN

Shaped brick inlay area with slate chippings, brick inlay private driveway leading to -

GARAGE

Up and over door with security light.

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.