



**IAN WATKINS**  
Estate Agents

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**THREE BEDROOM SEMI-DETACHED HOUSE IN FAVOURED FIELD PLACE AREA**

- Three Bedrooms
- 19'3 Lounge
- Extended Dining Room
- Bathroom & Separate W.C
- Double Glazing & GFCH
- Secluded Rear Garden
- Private Driveway to Garage
- Viewing Recommended

**£418,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached house in the popular Field Place area of Worthing, close to local shops and good transport links with bus routes and Durrington Station nearby. The accommodation features an entrance porch, 19'3 lounge, extended L-shaped dining room, bathroom with separate W.C. Outside the rear garden offers a good deal of seclusion. Other features include double glazing and GFCH, private driveway leading to the garage. Viewing is highly recommended.

Accommodation in brief comprises:

#### **ENTRANCE**

Double glazed front door to -

#### **ENTRANCE PORCH**

Further door to-

#### **ENTRANCE HALL**

Radiator, under stairs storage cupboard, wall mounted thermostat control.

#### **LOUNGE - 5.87m x 3.84m (19' 3" x 12' 7")**

Double glazed bay window, radiator, fitted coal effect gas fire with wooden surround and marble hearth with side insert, double doors leading to extended -

#### **L-SHAPED DINING ROOM - 5.18m x 4.75m (17' x 15' 7")**

Double glazed window overlooking the rear garden, radiator, door giving access to the rear garden, opening to the -

#### **KITCHEN - 2.69m x 2.54m (8' 10" x 8' 4")**

Comprising inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, roll top work surface either side with cupboards and drawers under, eye level cupboards over, further roll top work surface with cupboards and drawers under and eye level cupboards over, gas cooker point and space for cooker, space for fridge, part tiled walls, double glazed window, built in larder with shelving and double glazed window.

#### **FROM THE ENTRANCE HALL STAIRS LEADING TO -**

#### **LANDING**

Frosted window, hatch to roof space.

#### **BEDROOM ONE - 4.19m x 3.23m (13' 9" x 10' 7")**

Double glazed window, radiator.

#### **BEDROOM TWO - 3.71m x 3.58m (12' 2" x 11' 9")**

Double glazed window overlooking the rear garden, radiator.

#### **BEDROOM THREE - 2.74m x 2.44m (9' x 8')**

Double glazed window, radiator.

#### **BATHROOM**

White suite with bath, fitted Mira shower unit with shower curtain rail, pedestal wash hand basin, heated towel rail, tiled walls, frosted double glazed window.

#### **SEPARATE W.C**

Low level W.C, frosted double glazed window.

#### **OUTSIDE**

#### **REAR GARDEN**

Secluded rear garden, paved patio area to the front, lawn area with plant, shrub and hedge borders, large garden pond.

#### **FRONT GARDEN**

Laid to lawn with private driveway leading to -

#### **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.