



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Quantock Road, Worthing, West Sussex, BN13 2HG

A WELL PRESENTED 2 BED CHALET IN POPULAR LOCATION WITH GARAGE & NO CHAIN

- NO ONWARD CHAIN
- Two double bedrooms
- 25' Lounge/Dining room
- Modern Fitted Kitchen
- Modern Bath/Shower Room
- Gas heating & Double Glazing
- Carport, Drive & Garage
- Feature West rear garden

£365,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached chalet in the popular area of Salvington, close to local shops, library and bus services. The accommodation features spacious lounge/dining room, modern kitchen and bath/shower room. Outside there is a feature West facing rear garden, carport area, garage, and off road parking at the front of the property for two cars. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light inserts and double glazed side window to -

ENTRANCE HALL

Glazed door giving access to -

SPACIOUS LOUNGE/DINING ROOM - 7.62m x 3.86m (25' x 12' 8")

Narrowing to 10' at dining room. In the lounge area there is a double glazed window, feature coal effect fire with wooden surround and marble insert and hearth, coved and flat ceiling, understairs storage area, radiator, opening to the dining area with radiator, coved and flat ceiling, double glazed window and double glazed door leading to the feature rear garden, opening to -

KITCHEN - 4.04m x 1.75m (13' 3" x 5' 9")

This room is double aspect with double glazed window overlooking the rear garden, comprising inset 1 1/2 bowl stainless steel sink unit with mixer tap with cupboard under, plus space and plumbing for washing machine, work top surface adjacent with cupboards and drawers under and eye level cupboards over, one cupboard housing the Worcester gas fired boiler which supplies domestic hot water and central heating, fitted gas hob and oven with extractor over, integrated fridge, coved and flat ceiling with spotlights, part tiled walls, radiator.

FROM THE LOUNGE STAIRS LEADING TO -

LANDING

Double glazed leaded light window, radiator.

BEDROOM ONE - 3.96m x 3.28m (13' x 10' 9")

Double glazed leaded light windows, excellent range of fitted wardrobes, two being mirrored, drawer units, side matching chest of drawers, bedside cabinet, radiator, coved and flat ceiling.

BEDROOM TWO - 3.86m x 2.59m (12' 8" x 8' 6")

Double glazed window overlooking the rear garden, fitted wardrobe with matching chest of drawers, radiator, coved and flat ceiling.

MODERN BATH/SHOWER ROOM - 2.92m x 2.16m (9' 7" x 7' 1")

Modern white suite comprising bath with wooden side panel, wash hand basin with cupboards under and mirror over with shelving and inset lighting, low level WC, adjacent cupboards with display shelf, corner shower cubicle with shower, tiled walls, heated towel rail, coved and flat ceiling with spotlights, frosted double glazed window.



OUTSIDE

FEATURE WEST FACING REAR GARDEN

The rear garden is a particular feature of the property being West facing which offers a high degree of seclusion, lawned area with mature plant, tree and shrub borders, towards the front of the garden is a split level patio with brick built BBQ, outside water tap, plant and shrub raised borders, access to the side of the property leading to -

GARAGE

With up and over door.

COVERED CARPORT AREA

Gate giving access to the front of the property.

FRONT

Has been paved to allow off road parking for two cars with bush and hedge borders.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.