

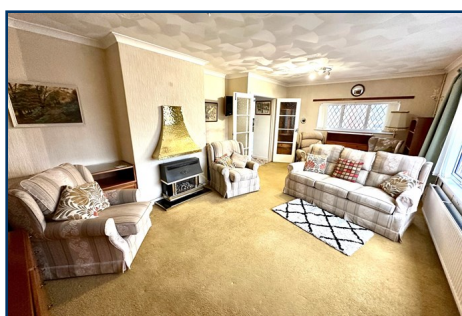


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Singleton Crescent , Goring By Sea, Worthing, West Sussex, BN12 5DJ

DET 2 BED DETACHED CHALET IN FAVOURED GORING BY SEA WITH FEATURE GARDEN

- Two double bedrooms
- 21'4 Double Aspect Lounge
- Downstairs Cloakroom
- Shower Room/WC
- Sun Room
- Private Driveway to Garage
- Feature South Facing Rear Garden
- No Ongoing Chain

£499,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are very pleased to offer for sale this two bedroom detached chalet in the sought after Goring-by-Sea area, close to bus services and local shops in Ferring. The accommodation features spacious entrance hall, downstairs cloakroom, two reception rooms, kitchen, sun room and shower room/WC. Outside there is a feature South facing rear garden, front garden, private driveway and garage. Further features include double glazing, gas heating and no ongoing chain.

Accommodation in brief comprises:

DOUBLE GLAZED SLIDING PATIO DOORS TO -

ENTRANCE

Door with spyhole to -

SPACIOUS ENTRANCE HALL

Handy cloaks cupboard with shelving and cupboards over, radiator, double doors leading to -

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with tiled splashback, extractor.

SPACIOUS DOUBLE ASPECT LOUNGE - 6.43m x 4.11m (21' 1" x 13' 6")

Double aspect with double glazed leaded light windows, radiator, gas fire, coved and textured ceiling.

DINING ROOM - 3.05m x 2.74m (10' x 9')

Double glazed window, radiator, cupboard housing Worcester gas fired boiler which supplies domestic hot water and central heating, textured ceiling, door to -

KITCHEN - 3.35m x 3.05m (11' x 10')

This room is double aspect with double glazed windows and comprises inset 1 1/2 bowl sink unit with mixer tap, roll top work surface with cupboards and drawers under, space for dishwasher, further roll top work surface with cupboards and drawers under with fitted 4-ring gas hob and extractor over, eye level cupboards, further roll top work surface with cupboards and drawers under, cupboard over with corner display unit, fitted double oven with cupboards over and under, space for tall fridge/freezer, part tiled walls, radiator, textured ceiling, double glazed door giving access to the side and rear garden.

DOUBLE DOORS LEADING FROM DINING ROOM TO -

SUN ROOM - 3.15m x 3.05m (10' 4" x 10')

Corner cupboard with shelving, double radiator, two double

glazed doors leading to the secluded South facing feature rear garden.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

HALF LANDING

With double glazed window, further stairs to -

LANDING

Hatch to roof space.

BEDROOM ONE - 4.11m x 3.76m (13' 6" x 12' 4")

Measurements include full length range of mirror fronted wardrobes with hanging rail and shelving, corner dressing table, further drawer unit, radiator, eaves style storage space, double glazed leaded light windows, views of The Downs, telephone point, textured ceiling.

BEDROOM TWO - 5.11m x 3.05m (16' 9" x 10')

Double aspect with double glazed windows to the East and South which overlooks the feature rear garden, range of fitted wardrobes with sliding doors, eaves storage space, radiator.

SHOWER ROOM/WC

With shower, curtain and rail, part tiled walls, pedestal wash hand basin, low level WC, radiator, frosted double glazed window.

OUTSIDE

FEATURE SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property, mainly laid to lawn with plant, shrub and tree borders, paved patio area, Summerhouse, garden shed, personal door to the garage.

FRONT GARDEN

Paved with side and central borders.

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.