

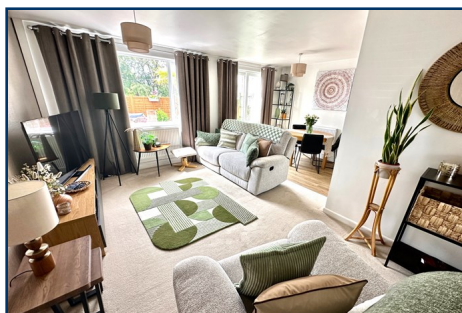


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Ashacre Lane, Worthing, West Sussex, BN13 2DH

A WELL PRESENTED 3 BED FAMILY HOUSE WITH FEATURE SOUTH GARDEN & GARAGE

- Three Bedrooms
- Downstairs Cloakroom
- 17'8" Lounge/Dining Room
- Modern Fitted Kitchen
- Double Glazed
- Gas Heating
- Feature South Rear Garden
- Garage

£349,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented three bedroom family house in the favoured area of Salvington, close to local shops, bus services and schools. The accommodation features cloakroom, lounge/dining room, modern fitted kitchen and bathroom/WC. Outside there is a feature South facing rear garden, good size front garden and garage. Further features double glazing and gas heating. Internal viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Front door with leaded light glass inserts to -

SPACIOUS ENTRANCE HALL

Radiator, fitted louvred storage cupboards and shelving, handy understairs area, textured ceiling.

DOWNSTAIRS CLOAKROOM

With WC and roll top display surface over, wash hand basin with cupboards under and tiled splashback, radiator, frosted double glazed window, textured ceiling.

L SHAPED LOUNGE/DINING ROOM - 5.38m x 5.03m (17' 8" x 16' 6")

This room is L shaped with maximum measurements. In the lounge area is radiator, TV point, double glazed window overlooking the South facing rear garden, flat ceiling. In the dining area is an attractive wood effect vinyl flooring, radiator, flat ceiling and double glazed sliding patio doors giving access to the South facing feature rear garden.

MODERN FITTED KITCHEN - 3.45m x 2.62m (11' 4" x 8' 7")

Comprises inset single drainer 1 1/2 bowl sink unit with mixer tap and cupboards under, roll top work surface either side with space and plumbing for washing machine, base level drawer units, further roll top work surface with fitted oven and 4-ring hob with concealed extractor, further base level cupboards and eye level cupboards, integrated tall fridge/freezer, breakfast bar with cupboards over, integrated dishwasher, cupboard concealing combination gas fired boiler which supplies domestic hot water and central heating, part tiled walls, flat ceiling.

FROM THE HALLWAY STAIRS RISING TO -

LANDING

Linen cupboard, textured ceiling.

BEDROOM ONE - 3.53m x 2.97m (11' 7" x 9' 9")

Double glazed window, radiator, built-in wardrobe with hanging rail and shelving, flat ceiling.

BEDROOM TWO - 3.28m x 3.12m (10' 9" x 10' 3")

Double glazed window, radiator, built-in wardrobe, flat ceiling.

BEDROOM THREE - 2.54m x 2.39m (8' 4" x 7' 10")

Double glazed window, radiator, flat ceiling.

BATHROOM/WC

White suite comprising bath with fitted shower attachment, shower curtain and screen, low level WC, pedestal wash hand basin, heated towel rail, mirrored medicine cabinet, part tiled walls, frosted double glazed window, flat ceiling with extractor.



OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property being South Facing, mainly laid to paved patio area with flowering plant and shrub borders, artificial lawned area with attractive raised borders, garden gate giving access to the rear of the property, at the side is a handy garden shed which has power and light and roll top work surface with wash basin and water, measuring approx 13'1" x 7'1", door to further covered area with further gate leading to the front of the property.

FRONT GARDEN

Laid to lawn either side of the pathway, which leads to the front door, circular and side plant and shrub borders.

GARAGE

Located in nearby compound.

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.