

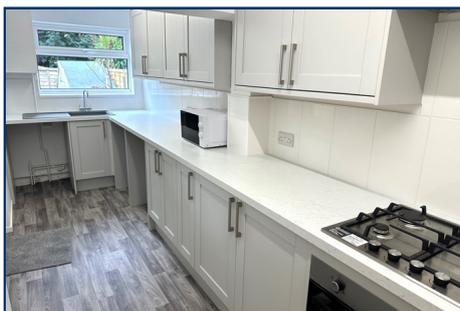
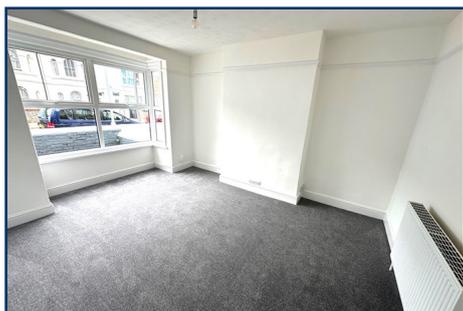


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Pavilion Road, Worthing, West Sussex, BN14 7EP

AN ATTRACTIVE AND REFURBISHED SPACIOUS OLDER STYLE TERRACE HOUSE

- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Howdens Kitchen
- Double glazed & Gas Heating
- New Carpets
- Modern fitted Bathroom/WC
- South Facing Rear Garden
- Popular TAB catchment - NO CHAIN

£375,000 FREEHOLD

Helping you find your home

* TOTALLY REFURBISHED * FEATURE NEWLY FITTED HOWDENS KITCHEN * NEW CARPETS * CLOSE TO MAINLINE RAILWAY STATION * NO ONGOING CHAIN * POPULAR TAB CATCHMENT *

Accommodation in brief comprises:

ENTRANCE

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

ENTRANCE HALL

Radiator, understairs storage cupboard.

LOUNGE - 4.57m x 3.35m (15' x 10' 9")

Double glazed bay window, radiator.

DINING ROOM - 3.96m x 3.05m (12' 10" x 9' 10")

Double glazed window, radiator.

FEATURE NEWLY FITTED HOWDENS KITCHEN - 5.79m x 1.83m (19' 1" x 5' 9")

Excellent range of units comprising inset single drainer sink unit with mixer tap, space under with space and plumbing for dishwasher and cupboard, excellent full length white/grey marble effect worktop surface with range of pale grey cupboards and drawers under and eye level cupboards over, fan oven with fitted 4-ring gas hob with concealed extractor over, part tiled walls, space and plumbing for washing machine, space for tall fridge/freezer, newly fitted grey vinyl flooring, double glazed windows, double glazed door giving access to the South facing rear garden.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space via loft ladder, boarded with Velux style window, the loft space has potential to convert into further rooms, subject to usual consents.

BEDROOM ONE - 4.57m x 3.05m (15' x 10')

Double glazed bay window, feature cast iron fireplace, fitted mirror fronted double wardrobe with shelving and hanging rail, radiator.

BEDROOM TWO - 3.35m x 3.05m (11' x 9' 9")

Measurements include mirror fronted wardrobe and shelving unit, feature cast iron fireplace, double glazed window, radiator.

BEDROOM THREE - 2.74m x 1.83m (8' 8" x 5' 10")

Double glazed window, radiator.

MODERN FITTED BATHROOM/WC - 3m x 1.75m (9' 10" x 5' 9")

White suite comprising bath with fitted shower attachment and newly fitted Triton T80 electric shower, shower curtain and rail, low level WC, pedestal wash hand basin with tiled splashback, white/grey marble effect part tiled walls, new grey vinyl flooring, double glazed frosted window, airing cupboard with hot water tank with slatted shelving over.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is South facing, divided into two areas via a garden fence and offers a good degree of seclusion to the rear, garden storage shed, covered area to the front of the garden.

FRONT GARDEN

With garden path to front door, laid to shingle.

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.