

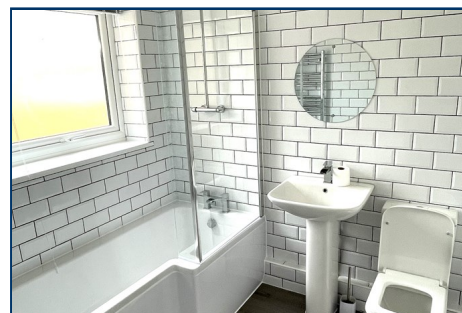
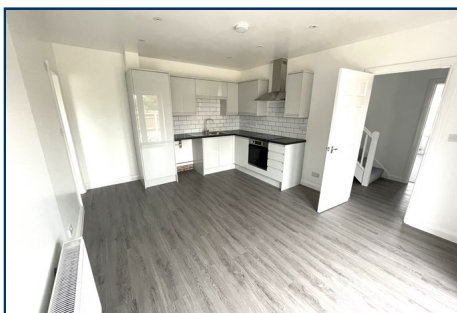
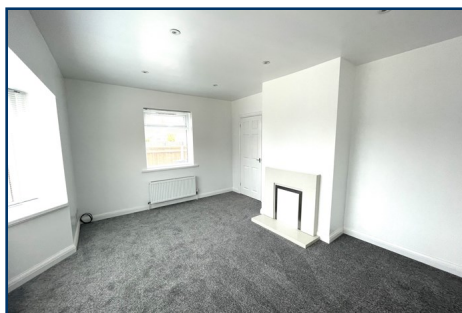


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Salvington Road, Worthing, West Sussex, BN13 2HN

TWO BEDROOM DETACHED HOUSE IN SOUGHT AFTER SALVINGTON

- Modern 15ft Kitchen
- Downstairs W/C
- Double Glazing
- Two Large Double Bedrooms
- Refurbished Throughout
- Gas Central Heating
- Driveway For 2 Cars
- Available Now

GUIDE PRICE £399,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this two-bedroom detached house in Worthing. The accommodation includes a spacious 15ft modern fitted kitchen, a 14'11" lounge, and a separate W/C.

Outside, the property boasts a low-maintenance rear garden and off-road parking for at least two cars. Additional features include double glazing, gas central heating, and comprehensive refurbishment throughout. With no ongoing chain, viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE PORCH

Door to -

HALLWAY

Radiator, attractive wood effect flooring.

W/C

White combined two-in-one wash basin and toilet, part tiled walls, under stairs storage.

LOUNGE - 3.33m x 4.55m (10' 11" x 14' 11")

Double aspect with double glazed windows, feature granite effect fire surround and hearth, radiator, T.V point, flat ceiling with downlights.

KITCHEN - 4.6m x 3.66m (15' 1" x 12')

New modern fitted Kitchen with gloss cabinets and drawers, fitted Lamona oven with Lamona electric hob, stainless steel extractor, space for washing machine, tall cupboard housing boiler, space for table, radiator, wood effect flooring, part tiled walls, flat ceiling with down lights, patio doors leading to rear garden area.

BATHROOM - 2.34m x 2.08m (7' 8" x 6' 10")

New Modern fitted bathroom with shower over bath and heated towel rail, fully tiled, flat ceiling with down lights.

FROM THE HALLWAY STAIRS LEADING TO

LANDING

Double glazed window, hatch to roof space, double storage cupboard, flat ceiling with down lights.

BEDROOM ONE - 4.62m x 3.66m (15' 2" x 12')

Double glazed window, radiator, flat ceiling with down lights.

BEDROOM TWO - 4.6m x 3.3m (15' 1" x 10' 10")

Double glazed window, radiator, flat ceiling with down lights.

GARDEN - 8.84m x 7.62m (29' x 25')

L shape part concrete part paved low maintenance garden.



Rear Garden



Rear Garden

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.