



IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Salvington Close, Worthing, West Sussex, BN13 2JT

A 3 BEDROOM FAMILY HOME IN QUIET CLOSE WITH GARAGE AND NO CHAIN

- Three Bedrooms
- 27'5 Through Lounge/Diner
- Conservatory
- Downstairs Cloakroom
- Double Glazing
- Gas Central Heating
- Garage in Compound
- Viewing Recommended

GUIDE PRICE £348,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached house in a popular location, close to local shops, schools and bus services. The accommodation features downstairs cloakroom, lounge/dining room, conservatory and kitchen. On the first floor is three bedrooms, shower room and separate WC. Outside there is rear and front gardens and garage in compound. Other features include double glazing, gas heating and no ongoing chain. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light stained glass inserts to

ENTRANCE HALL

Wood effect flooring, radiator, under-stairs storage cupboard, coved and textured ceiling.

DOWNSTAIRS CLOAKROOM

Low level W.C, corner wash hand basin with tiled splash back, frosted double glazed window.

THROUGH LOUNGE / DINING ROOM - 8.36m x 3.89m (27' 5" x 12' 9")

The lounge area features an attractive coal-effect electric fire set within a wooden surround, complemented by tiled inserts and hearth, radiator, double-glazed window, TV point, and a coved, textured ceiling. An arched opening leads to the dining room, which narrows at one end and includes a second radiator, matching coved and textured ceiling, and sliding patio doors that open onto the -

CONSERVATORY - 3.25m x 2.74m (10' 8" x 9')

Double glazed windows, power and light, double glazed double doors providing access to the rear garden.

KITCHEN - 3.66m x 2.64m (12' x 8' 8")

Excellent range of fitted units comprising single drainer stainless steel sink unit with cupboards under, space for dishwasher, roll top work surface with cupboards and drawers under, space and plumbing for washing machine, electric cooker point and space for cooker, further roll top work surface with cupboards and drawers under and eye level cupboards over which include two glass leaded light fronted cabinets, space for tall fridge/freezer, radiator, wood effect flooring, under stairs larder with shelving, part tiled walls, coved and textured ceiling, double glazed windows, double glazed door providing access to the side and rear garden.

FROM ENTRANCE HALL STAIRS LEADING TO

LANDING

Radiator, double glazed window, linen cupboard with slatted shelving and cupboard over, hatch to roof space.

BEDROOM ONE - 4.34m x 3.23m (14' 3" x 10' 7")

Double glazed window, coved and flat ceiling, radiator.

BEDROOM TWO - 3.68m x 3.51m (12' 1" x 11' 6")

Double glazed window, flat ceiling, radiator, fitted wardrobes with hanging rail.

BEDROOM THREE - 3.18m x 2.74m (10' 5" x 9')

Measurements include a fitted cupboard, radiator, double-glazed window, and flat ceiling.

SHOWER ROOM

Step in shower cubicle with shower unit, attractive fully tiled walls, heated towel rail, wash hand basin with cupboards under and mirror fronted medicine cabinet over, extractor, tiled floor, frosted double glazed window.

SEPARATE W.C

Low level W.C, frosted double-glazed window and flat ceiling.

OUTSIDE

REAR GARDEN

Attractive and paved for ease of maintenance with raised borders, small summerhouse, outside water tap, gate providing access to the front of the property and gate with access to the garage compound.

FRONT GARDEN

Gravelled for ease of maintenance, bush and shrub borders, path leading to the front door.

GARAGE

Located to the rear of the property with an 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

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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.