



IAN WATKINS
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AN IMPRESSIVE 4 BED DET HOUSE WITH CHARACTER AND FEATURE GARDEN

- Four Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Room
- 17'5" Kitchen/Breakfast Room
- Bathroom & Sep WC
- Cellar/Utility
- Feature Secluded Rear Garden
- Private Driveway & Garage

£650,000 - £670,000 GUIDE FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this impressive four-bedroom detached house, ideally situated in the Charmandean area within easy reach of Broadwater's excellent shops, schools and bus routes. The ground floor offers a convenient cloakroom, a spacious lounge, a separate dining room, and a well-appointed kitchen/breakfast room with access to a useful utility/cellar space. Upstairs, the property provides four bedrooms, a family bathroom and a separate WC. Outside, the home enjoys a beautifully featured rear garden with a charming garden room, along with a front garden, private driveway and garage. Additional benefits include double glazing and gas central heating.

Internal viewing is strongly recommended to appreciate the character and appeal of this property.

Accommodation in brief comprises:

ENTRANCE PORCH

With front door, cloaks hanging area, tiled floor, step and door to -

RECEPTION HALL

With wood panelled floor, double glazed door to rear garden.

DOWNSTAIRS CLOAKROOM

With low level WC, corner wash hand basin and part tiled walls.

LOUNGE - 5.82m x 3.71m (19' 1" x 12' 2")

Feature fire place, part tiled with coal effect electric fire, radiator, French double glazed doors with windows either side leading to the feature front garden.

DINING ROOM - 3.51m x 2.92m (11' 6" x 9' 7")

Double glazed windows, shelved cabinet, radiator.

KITCHEN/BREAKFAST ROOM - 5.31m x 2.16m (17' 5" x 7' 1")

Comprising a range of fitted wooden wall cupboards, worktop surface with 1 1/2 bowl sink unit, 4-ring hob with oven under, space for fridge and integrated dishwasher, double glazed windows, radiator, space for table and chairs, door to -

UTILITY/CELLAR

This room is used for the washing machine and tumble dryer, double glazed window, storage cupboard.

FOR THE RECEPTION HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Radiator and coved ceiling.

BEDROOM ONE - 4.83m x 3.38m (15' 10" x 11' 1")

Double aspect with double glazed windows, radiator.

BEDROOM TWO - 3.68m x 2.84m (12' 1" x 9' 4")

Double glazed windows, radiator, single wardrobe.

BEDROOM THREE - 3.07m x 2.92m (10' 1" x 9' 7")

Double glazed windows, wash hand basin, radiator, double recessed wardrobe, door to bedroom four.

BEDROOM FOUR - 2.84m x 1.83m (9' 4" x 6')

Double glazed windows, radiator, eaves storage cupboard.

FAMILY BATHROOM/WC

Comprising panelled bath with shower over, pedestal wash hand basin, fully tiled walls, double glazed window, airing cupboard.

SEPARATE WC

With WC, double glazed window, tiled walls.

OUTSIDE

REAR AND SIDE GARDEN

The rear garden is a particular feature of the property with a block paved patio to the front of the garden, which leads to the main garden and a secluded shingled side garden. The main garden is mainly laid to lawn with mature flower and shrub borders, there is side access which leads to the front with personal door to the garage and workshop.

GARDEN ROOM

With door to the patio area and double glazed windows.

FRONT GARDEN

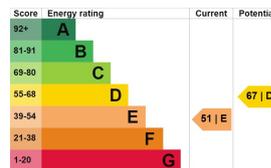
With raised lawned garden and rockeries.

PRIVATE DRIVEWAY

With off road parking for several cars leading to -

GARAGE

With double doors.



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.