

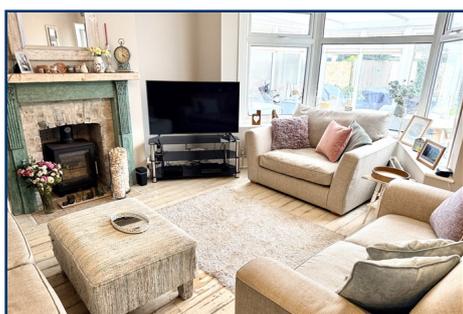


IAN WATKINS
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Terringes Avenue, Worthing, West Sussex, BN13 1JQ

A SPACIOUS 3 BED FAMILY HOUSE WITH FEATURE SOUTH FACING REAR GARDEN

- Three Bedrooms
- Downstairs Cloakroom
- Modern Fitted Kitchen
- 16'9" South Facing Lounge
- 16'2" Conservatory
- Modern Fitted Bathroom/WC
- Feature South Facing Garden
- Private Driveway

GUIDE PRICE £394,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached house, close to local schools and bus services and within walking distance of Tarring Village. The accommodation features downstairs cloakroom, feature lounge, conservatory and double aspect modern fitted kitchen. On the first floor is three bedrooms and modern fitted bathroom. Outside there is a feature South facing rear garden and private driveway at the front. Further features include double glazing, gas heating. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR

With leaded light insert to -

ENTRANCE PORCH

With tiled floor, light, double glazed door to -

ENTRANCE HALL

Under stairs storage cupboard, radiator.

DOWNSTAIRS CLOAKROOM

With low level WC, frosted double glazed window.

FEATURE LOUNGE - 5.11m x 4.83m (16' 9" x 15' 10")

Measurements into double glazed window, feature fireplace with cast iron log burner, attractive surround with wooden mantel and hearth, feature wooden floor boards, two radiators, TV point, coved and flat ceiling, double glazed double doors leading to -

CONSERVATORY - 4.93m x 3.15m (16' 2" x 10' 4")

Maximum measurements. Double glazed windows, wooden laminate flooring, power and light, double glazed double doors giving access to the feature South facing rear garden.



DOUBLE ASPECT MODERN FITTED KITCHEN - 3.2m x 2.74m (10' 6" x 9')

Comprises an excellent range of modern units with inset single drainer stainless steel sink unit with swan mixer tap and cupboard under, space and plumbing for washing machine, roll top work surface either side with cupboard and drawers under, space for dishwasher, integrated tumble dryer, further roll top work surface with cupboards under, gas cooker points and space for cooker with stainless steel extractor over, integrated tall fridge/freezer, part tiled walls, radiator, coved and flat ceiling, double glazed window, double glazed door giving access to the side of the property.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch with pull down ladder to roof space which is boarded with light, linen cupboard which houses the gas fired boiler which supplies domestic hot water and central heating and slatted shelving, further storage cupboard with shelving and cupboard over.

BEDROOM ONE - 3.35m x 3.23m (11' x 10' 7")

Double glazed bay window, radiator, recessed wardrobe space, coved and flat ceiling.

BEDROOM TWO - 3.12m x 2.13m (10' 3" x 7')

Double glazed window, radiator, coved and textured ceiling.

MODERN FITTED BATHROOM

Comprising white suite with bath and fitted Triton electric shower with shower curtain and rail, low level WC, wash hand basin with cupboards under, towel rail, fully tiled walls, frosted double glazed window, coved and flat ceiling.

BEDROOM THREE - 3.07m x 1.57m (10' 1" x 5' 2")

Double glazed South facing window, radiator, coved and flat ceiling.

OUTSIDE

FEATURE SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property being South facing, laid to shaped lawn with paved patio area to the front and rear of the garden, raised decked area, garden shed, gate giving access to the side of the property.

PRIVATE DRIVEWAY PROVIDING PARKING FOR UP TO THREE CARS

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.