



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Sunningdale Road, Worthing, West Sussex, BN13 2NG

A DETACHED 3/4 BEDROOM CHALET HOUSE WITH VERSATILE ACCOMMODATION

- 3/4 Bedrooms
- Double Aspect Lounge
- Double Aspect Kitchen
- Bathroom/WC & Cloakroom
- Double Glazed & Gas Heating
- Feature Secluded Rear Garden
- Driveway for 2/3 Cars
- Double Garage

£524,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this 3/4 bedroom detached Chalet home in the quiet favoured area of Salvington, close to local shops, schools, doctors and bus routes. The accommodation features double aspect lounge, dining room/bedroom four, modern fitted double aspect kitchen, downstairs cloakroom, bathroom/WC. Outside there is a feature secluded rear garden, front garden, driveway for 2/3 cars and double garage. Further features include double glazing and gas heating. Viewing is highly recommended to appreciate the versatile accommodation.

Accommodation in brief comprises:

FRONT DOOR TO -

ENTRANCE PORCH

Further double glazed door to -

ENTRANCE HALL

Radiator. Under stairs meter cupboard.

DOUBLE ASPECT LOUNGE - 4.27m x 3.61m (14' x 11' 10")

Double glazed windows, radiator with cover, coved and flat ceiling, double glazed sliding patio doors leading to the secluded feature rear garden.

DINING ROOM/BEDROOM FOUR - 4.11m x 3.61m (13' 6" x 11' 10")

Double glazed window, radiator, coved and flat ceiling.

BEDROOM THREE - 3.35m x 3.1m (11' x 10' 2")

Double glazed window, radiator, coved and flat ceiling.

MODERN FITTED DOUBLE ASPECT KITCHEN - 3.05m x 4.39m (10' x 14' 5")

Excellent range of units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, integrated dishwasher and washing machine, worktop surface with excellent range of cupboards and drawers under and cupboards over, hob with extractor over, wine rack, fitted Bosch oven with fitted cupboard over and under, space for tall fridge/freezer, radiator, wood effect style flooring, double glazed windows, one overlooking the rear garden, part tiled walls, flat ceiling.

REAR LOBBY AREA

Double glazed door giving access to the side and carport.

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin.

STAIRS LEADING FROM THE ENTRANCE HALL TO -

FIRST FLOOR GALLERIED LANDING

Double aspect with double glazed windows, radiator, coved and flat ceiling.

BEDROOM ONE - 4.06m x 3.51m (13' 4" x 11' 6")

Double glazed window overlooking the rear garden with views over Worthing towards The Downs, built-in eaves style cupboard, hatch to roof space, radiator, flat ceiling.

BEDROOM TWO - 4.17m x 3.28m (13' 8" x 10' 9")

Double glazed South facing bay window, excellent range of full length fitted wardrobes, radiator, flat ceiling.

BATHROOM/WC

White suite comprising bath with fitted shower attachment, shower curtain and rail, pedestal wash hand basin, low level WC, heated towel rail, frosted double glazed window, fitted cupboard with shelving, flat ceiling and part tiled walls.

OUTSIDE

REAR GARDEN

The rear garden is a particular feature of the property, offering a high degree of seclusion, the garden is half lawned and half paved, greenhouse, garden shed, to the side is a large paved covered sun patio which is ideal for storage, outside water tap, gate giving access to the side and front of the property.

DRIVEWAY AT THE SIDE OF THE PROPERTY LEADING TO THE GARAGE

Allowing off road parking for 2/3 cars.

DOUBLE WIDTH GARAGE - 5.03m x 4.93m (16' 6" x 16' 2")

With two up and over doors, power and light.

FRONT GARDEN

The front garden is lawned with high hedging offering a good degree of seclusion.

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.