



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Roedean Road, Worthing, West Sussex, BN13 2BS

**A WELL PRESENTED 3 BED SEMI-DETACHED FAMILY HOME IN FAVOURED AREA**

- Three Bedrooms
- 18'2 Through Lounge/Dining Rm
- Downstairs Cloakroom
- Modern Fitted Kitchen
- Modern Fitted Bathroom/WC
- Double Glazed & Gas Heating
- Feature Rear Garden
- Brick Built Storage Shed

**£410,000 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are very pleased to offer for sale this three bedroom semi-detached house in the popular area of Salvington, close to bus services, local school and local shops. The accommodation features cloakroom, spacious double aspect lounge/dining room, spacious modern fitted kitchen, modern fitted bathroom/WC. Outside there is a feature rear garden, large driveway and spacious storage shed. Further features include double glazing and gas heating. Internal viewing highly recommended.

Accommodation in brief comprises:

#### **FRONT DOOR TO -**

#### **ENTRANCE HALL**

Radiator, understairs storage cupboard.

#### **DOWNSTAIRS CLOAKROOM**

With WC, wash hand basin with tiled splashback, heated towel rail, double glazed frosted window, coved and flat ceiling with spotlights.

#### **SPACIOUS DOUBLE ASPECT THROUGH LOUNGE/DINING ROOM - 5.54m x 3.89m (18' 2" x 12' 9")**

In the lounge area is a feature coal effect gas fire with marble hearth and insert with attractive surround, TV point, coved and textured ceiling, sliding double glazed patio doors leading to the feature patio and rear garden. In the dining area there is space for dining table, radiator, double glazed window.

#### **SPACIOUS MODERN FITTED KITCHEN - 3.89m x 3.3m (12' 9" x 10' 10")**

Excellent range of modern fitted units comprising inset 1 1/2 bowl sink unit with cupboards under, roll top work surface either side with cupboard under, space for washing machine and dishwasher, further roll top work surface with cupboards, drawers and corner display over, fitted oven with 4-ring gas hob with extractor over, space for American style fridge/freezer, breakfast bar, radiator, tiled floor, part tiled walls, cupboard with shelving and meters, double glazed window overlooking the feature rear garden, coved and textured ceiling with spotlights, double glazed door which gives access to storage shed.

#### **FROM THE ENTRANCE HALL, STAIRS LEADING TO -**

#### **LANDING**

Two double glazed windows, coved and textured ceiling.

#### **BEDROOM ONE - 3.58m x 3.35m (11' 9" x 11')**

Double glazed window overlooking the rear garden, hatch to roof

space, radiator, built-in wardrobe with hanging rail.

#### **BEDROOM TWO - 3.56m x 3.23m (11' 8" x 10' 7")**

Measurements include a full width range of mirror fronted wardrobes. Double glazed window overlooking the rear garden, radiator, built-in cupboard with shelving and also houses the Worcester gas fired boiler which supplies domestic hot water and central heating.

#### **BEDROOM THREE - 3.35m x 2.01m (11' x 6' 7")**

Double glazed window, radiator, textured ceiling.

#### **MODERN FITTED BATHROOM/WC**

Comprising P shaped bath with fitted shower attachment and shower screen, vanity unit with cupboards inset wash hand basin, low level WC, display surface, frosted double glazed window, part tiled walls, heated towel rail, flat ceiling with spotlights.



#### **OUTSIDE**

#### **FEATURE REAR GARDEN**

The rear garden is a superb feature of the property with a feature raised decked patio area to the front, large area of lawned garden with dipping swimming pool, garden shed, rear decked patio area and garden shed to the rear, outside water tap.

#### **BRICK INLAY DRIVEWAY LEADING TO -**

#### **BRICK BUILT STORAGE SHED**

With door giving access to the driveway, window, with power and light.

**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.