

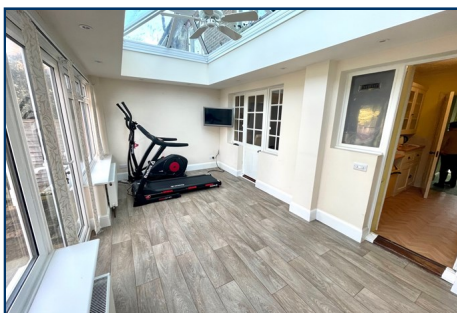
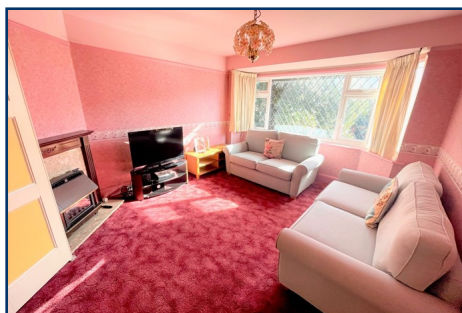


IAN WATKINS
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Littlehampton Road, Worthing, West Sussex, BN13 1QH

A 3 BED TERRACE HOUSE WITH FEATURE ORANGERY & OFF ROAD PARKING

- Three bedrooms
- Two reception rooms
- 17'2" Feature Orangery
- Bathroom & separate WC
- Gas heating & double glazed
- Feature rear garden
- NO CHAIN
- Off road parking for 3/4 cars

OFFERS OVER £360,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom terraced house in the favoured area of Tarring, close to shops, bus services and schools. The accommodation features South facing lounge, separate dining room, feature orangery, bathroom and separate WC. Outside there is a feature rear garden, front garden and off road parking for 3/4 cars. Further features include double glazing, gas heating and no forward chain.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light stained glass inserts and double glazed leaded light side window to -

ENTRANCE HALL

With radiator, understairs storage cupboard, door to -

SOUTH FACING LOUNGE - 4.32m x 3.66m (14' 2" x 12')

Measurement into double glazed leaded light bay window, TV point, fitted coal effect gas fire, marble hearth inset with wooden surround, double doors leading to -

DINING ROOM - 4.04m x 3.15m (13' 3" x 10' 4")

With radiator, tiled fireplace, doors giving access to the Orangery.

KITCHEN - 2.9m x 2.26m (9' 6" x 7' 5")

Comprises inset single drainer stainless steel sink unit with cupboards under and roll top work surface adjacent with cupboards over and cupboards under, electric cooker point and space for cooker, space for tall fridge/freezer, further roll top work surface with cupboards and drawers under with cupboards over, larder with shelving, coved and textured ceiling, door to -

FEATURE ORANGERY - 5.23m x 2.54m (17' 2" x 8' 4")

Double glazed windows, two radiators, double doors giving access to the rear garden, attractive flooring, central fan with double glazed glass roof.

FROM THE ENTRANCE HALL STAIRS LEADING TO -

LANDING

Airing cupboard with shelving, hatch to roof space with pull down ladder.

BEDROOM ONE - 3.81m x 3.35m (12' 6" x 11')

Double glazed leaded light window, radiator, tiled fireplace, coved and textured ceiling.

BEDROOM TWO - 3.86m x 3.18m (12' 8" x 10' 5")

Double glazed window overlooking the rear garden, radiator, tiled fire surround, coved and textured ceiling.

BEDROOM THREE - 2.13m x 2.08m (7' x 6' 10")

Double glazed leaded light window, radiator, wall mounted gas fired boiler supplying domestic hot water and central heating.

BATHROOM

Modern white suite comprising bath with twin handgrips with shower attachment, pedestal wash hand basin, heated towel rail, frosted double glazed window, tiled walls, flat ceiling with spotlights.

SEPARATE WC

With low level suite, frosted double glazed window, flat ceiling with spotlights.

OUTSIDE

REAR GARDEN

The rear garden is a good feature of the property, the front of the garden is paved, lawned area with borders, garden path leading to the rear, summerhouse, gate giving access to the rear of the property leading to -

OFF ROAD PARKING FOR 3/4 CARS

FRONT GARDEN

Laid to lawn with bush and shrub borders, rockery, garden path leading to the front door.

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.