



IAN WATKINS

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Cleveland Copse, Worthing, West Sussex, BN13 2JX

A SPACIOUS 3/4 BED DET FAMILY HOME IN QUIET CUL-DE-SAC WITH SUPERB VIEWS

- Three First Floor Bedrooms
- Bedroom Four/Study
- Double Aspect Lounge
- Modern Kitchen/Break Room
- Utility Room & Cloakroom
- En Suite Shower Room
- Family Bathroom
- Feature Garden & Double Garage

£595,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this 3/4 bedroom detached family house in an elevated position in a quiet cul-de-sac in the favoured area of Salvington. The accommodation features cloakroom, double aspect lounge, bedroom four/study, modern kitchen/breakfast room, utility room and feature conservatory. On the first floor is a master bedroom with en suite shower room, two further bedrooms and family bathroom. Outside there is a feature rear garden, brick block driveway and double length garage. Further features include double glazing and central heating. Viewing highly recommended to appreciate the position of this property.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door to -

SPACIOUS ENTRANCE HALL

With attractive Karndean flooring, radiator, coved and flat ceiling.

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin, radiator, part tiled walls, tiled floor, double glazed frosted window, coved and flat ceiling.

LOUNGE - 6.96m x 3.15m (22' 10" x 10' 4")

This room is double aspect, the front double glazed window offers superb views over Worthing towards The English Channel, double glazed sliding patio doors leading to the feature rear garden, radiator, coved and flat ceiling.

BEDROOM FOUR/STUDY - 4.17m x 2.82m (13' 8" x 9' 3")

Double glazed window, radiator, excellent range of fitted office units with cupboards and drawers, coved and flat ceiling, spacious under stairs storage cupboard with shelving and light.

MODERN FITTED KITCHEN/BREAKFAST ROOM - 5.41m x 3.68m (17' 9" x 12' 1")

Comprising inset 1 1/2 bowl stainless steel sink unit with mixer tap and cupboards under, work surface with excellent range of cupboards and drawers under, wine rack, fitted Neff 4-ring gas hob with Neff extractor over, built-in dishwasher, fitted double oven with cupboards over and under, cupboard housing Worcester Bosch gas fired boiler which supplies domestic hot water and central heating (fitted in October 2025), integrated fridge/freezer, excellent range of eye level cupboards with corner display units, double glazed window overlooking the rear garden, wooden laminated flooring, radiator, coved and flat ceiling with spotlights, double glazed doors giving access to the -

FEATURE CONSERVATORY - 3.96m x 3.73m (13' x 12' 3")

With two electric panel heaters, wooden laminated flooring, double glazed windows and double glazed double doors leading to the feature rear garden.



FROM THE KITCHEN DOOR TO -

UTILITY ROOM - 3.56m x 1.57m (11' 8" x 5' 2")

Comprises inset single drainer stainless steel sink unit with mixer tap and cupboards under, worktop surface either side with space and plumbing for washing machine, space for tumble dryer, space for further fridge/freezer, eye level cupboards, part tiled walls, radiator, tiled floor, double glazed window, double glazed door giving access to the rear garden.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

HALF LANDING

Double glazed window, further stairs to -

SPACIOUS LANDING

Hatch to roof space with pull down ladder, coved and flat ceiling, door to airing cupboard with shelving and housing hot water cylinder for central heating and hot water, radiator.

BEDROOM ONE - 5.03m x 3.12m (16' 6" x 10' 3")

With excellent range of fitted wardrobes with two double wardrobes with hanging rails and shelving, radiator, flat ceiling, double glazed window with stunning views over Worthing towards The English Channel, door to -

EN SUITE SHOWER ROOM/WC

Comprising step in shower cubicle, WC, wash hand basin inset into vanity unit with cupboards, part tiled walls, heated towel rail, flat ceiling with spotlights, Velux style double glazed window.

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.



With up and over door.

FRONT

Pathway to the front door with attractive gravelled area for displaying pots and plants. Gate to the rear garden.

BEDROOM TWO - 4.19m x 2.59m (13' 9" x 8' 6")

This room is double aspect with double glazed windows, radiator, large eaves storage cupboard, coved and flat ceiling.

BEDROOM THREE - 2.97m x 2.21m (9' 9" x 7' 3")

Measurements extending into door opening, double glazed window, radiator, flat ceiling, eaves style storage cupboard.

FAMILY BATHROOM

Comprises modern white suite with bath with twin handgrips and fitted shower attachment with shower screen, WC, wash hand basin integrated into vanity unit with cupboards, heated towel rail, tiled floor, tiled walls, shaver point, frosted double glazed window, flat ceiling with spotlights.

OUTSIDE

FEATURE REAR GARDEN

The wrap around rear garden is a true feature of the property, laid to areas of lawn, decking and pathways, with an abundance of trees and shrubs. Good size pond housing various gold fish. Area for bin storage and washing line. Garden shed, personal door to garage. Gate to the front of the property.



BRICK BLOCK DRIVEWAY LEADING TO -

ATTACHED DOUBLE LENGTH GARAGE

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