

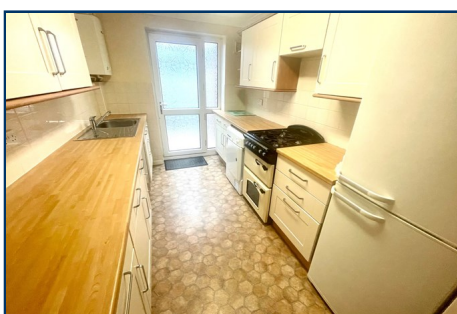
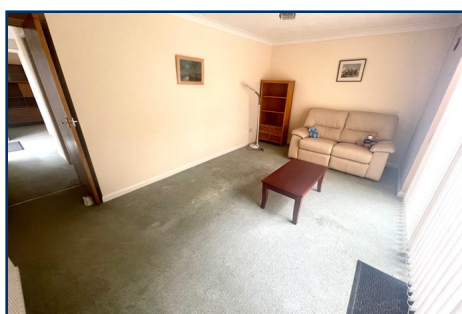


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Ashacre Lane, Worthing, West Sussex, BN13 2DE

**A 3 BED DETACHED FAMILY HOME IN FAVOURED SALVINGTON AREA**

- Three bedrooms
- Lounge and separate dining room
- Downstairs shower room/WC
- Bathroom/WC
- 13'1" Kitchen
- Double glazed & gas heating
- West and South gardens
- Parking space, 18' garage & workshop

**£450,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached house in the favoured area of Salvington, close to local shops and bus services. The accommodation features downstairs shower room/WC, two reception rooms, bathroom/WC. Outside there are gardens to two sides of the property, off road parking space, 18' garage and workshop. Other features include no ongoing chain, double glazing and gas heating. Viewing recommended.

Accommodation in brief comprises:

#### **ENTRANCE**

Double glazed door to -

#### **ENTRANCE HALL**

Radiator, coved and textured ceiling.

#### **DOWNSTAIRS SHOWER ROOM/CLOAKROOM**

Comprising corner shower cubicle with shower unit and tiled walls, low level WC, wash hand basin with cupboards under, part tiled walls, frosted double glazed window, heated towel rail, textured ceiling.

#### **LOUNGE - 4.83m x 2.95m (15' 10" x 9' 8")**

Double glazed sliding patio doors leading to the secluded West facing rear garden, double radiator, coved and textured ceiling.

#### **TRIPLE ASPECT DINING ROOM - 4.85m x 2.36m (15' 11" x 7' 9")**

Double glazed windows and double glazed doors giving access to the rear garden, coved and textured ceiling.

#### **KITCHEN - 3.99m x 2.34m (13' 1" x 7' 8")**

Excellent range of modern units comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work top surface adjacent with space for washing machine and excellent range of cupboards and drawers under, eye level cupboards over, corner display unit, further roll top work surface opposite with cupboards and drawers under and eye level cupboards over, gas cooker point and space for cooker, space for dishwasher and space for tall fridge/freezer, tall larder style cupboard, wall mounted Worcester gas fired boiler supplying domestic hot water and central heating, part tiled walls, double glazed frosted door giving access to the rear garden.

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

#### **FIRST FLOOR LANDING**

Double glazed frosted window, radiator, airing cupboard with hot

water tank and slatted shelving over, hatch to roof space.

#### **BEDROOM ONE - 4.88m x 2.92m (16' x 9' 7")**

Double glazed window, fitted wardrobe, double radiator, coved and textured ceiling.

#### **BEDROOM TWO - 3.81m x 2.36m (12' 6" x 7' 9")**

Double glazed window, fitted wardrobe, radiator, coved and textured ceiling.

#### **BEDROOM THREE - 4.83m x 2.36m (15' 10" x 7' 9")**

Irregular shaped, maximum measurements which included fitted wardrobe with hanging rail and shelf, double aspect with double glazed windows, radiator, coved and textured ceiling.

#### **BATHROOM/WC**

Modern white suite with bath with twin handgrips, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, medicine cabinet, frosted double glazed window, coved and textured ceiling.

#### **OUTSIDE**

#### **GARDENS TO TWO SIDES OF THE PROPERTY**

Main lawned garden has flower raised brick borders, crazy paved patio, low level flint border walls, mainly South/West facing. Further area of garden to the side which is paved, gate giving access to further paved area and gate giving access to -

#### **OFF ROAD PARKING SPACE**

#### **GARAGE - 5.51m x 2.44m (18' 1" x 8')**

Personal door from garden, electric roller doors, power and light, meters, currently being separated by wooden clad. Door at rear of garage to -

#### **WORKSHOP - 4.17m x 2.74m (13' 8" x 9')**

Double glazed window, 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.