

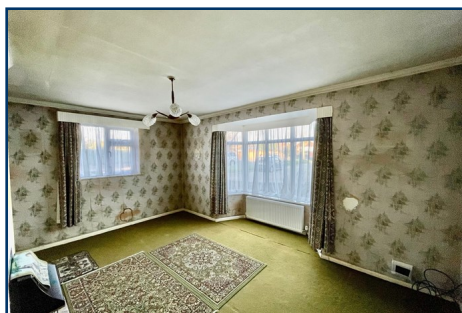


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Cedar Avenue, Worthing, West Sussex, BN13 2HT

2 BED HOUSE IN GOOD LOCATION, REQUIRING SOME MODERNISATION & NO CHAIN

- Two Bedrooms
- 15'1 Lounge
- 15'1 Kitchen/Dining Room
- Double Glazing & GFCH
- Good Size Gardens
- Parking Space in Compound
- No Onward Chain
- Great potential

OFFERS OVER £300,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious two bedroom end of terrace house in a popular location requiring some modernisation and no onward chain, close to local schools, shops and bus services. The accommodation features double aspect 15'1 lounge, spacious kitchen/dining room, bathroom/WC. Outside there are good size gardens to the rear, front and side of the property and a parking space allocated in the adjacent compound. Other features include double glazing and gas central heating. Viewing is highly recommended to appreciate the potential of this property.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Radiator, storage cupboard, under stairs cloaks cupboard with hanging rail and shelf.

LOUNGE - 4.6m x 3.43m (15' 1" x 11' 3")

Double aspect room with double glazed window and a double glazed bay window, radiator, flat ceiling, fitted gas fire.

KITCHEN DINER - 4.6m x 2.57m (15' 1" x 8' 5")

The double aspect kitchen area comprises single drainer sink unit with cupboards under, work top surface adjacent, two eye level cupboards, gas fired boiler supplying domestic hot water and central heating, double glazed window, double glazed door giving access to the rear garden.

Dining area has a radiator, double glazed window, under stairs storage cupboard.

FROM THE ENTRANCE HALL

STAIRS LEADING TO LANDING

Hatch to roof space.

BEDROOM ONE - 4.6m x 3.07m (15' 1" x 10' 1")

Double aspect with double glazed windows, radiator, built in linen cupboard with slatted shelving.

BEDROOM TWO - 4.62m x 2.57m (15' 2" x 8' 5")

Double aspect with double glazed windows, radiator.

BATHROOM

Bath, wash hand basin, low level W.C, heated towel rail, part tiled walls, frosted double glazed window, wall mounted electric bar heater.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with patio to the front, gate giving access to -

FRONT GARDEN

Lawn to front and side of the property surrounded by hedges and shrub borders, garden path leading to the front door



COMPOUND

Providing car parking space.

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.