



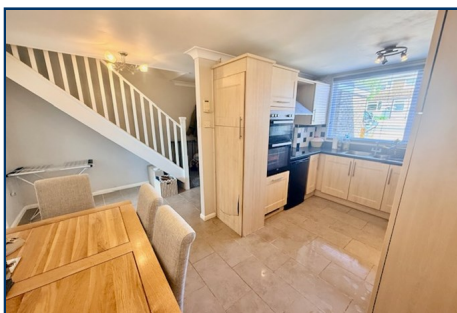
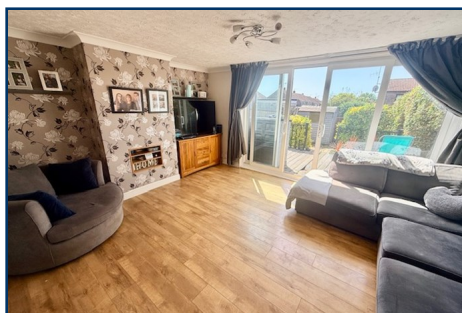
IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Brendon Road, Worthing, West Sussex, BN13 2PS

A 3 BED TERRACE HOUSE WITH SOUTH REAR GARDEN AND OFF ROAD PARKING

- Three Bedrooms
- South Facing Lounge
- Kitchen/Diner
- Downstairs Cloakroom
- Bathroom/WC
- South Facing Rear Garden
- Off Road Parking
- Double Glazed & Gas Heating

OFFERS OVER £310,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom terraced family house in the popular area of Salvington, close to local shops, school, bus services and library. The accommodation features cloakroom, kitchen/diner and South facing lounge. On the first floor is three bedrooms and bathroom. Outside there is a South facing rear garden, front garden and off road parking for two cars. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

With tiled flooring.

DOWNSTAIRS CLOAKROOM

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

KITCHEN/DINER - 4.9m x 3.86m (16' 1" x 12' 8")

Maximum measurement, narrowing in one corner. The kitchen area has an excellent range of modern fitted units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, work top surface either side with cupboards and drawers under with eye level cupboards over, fitted double oven with cupboards over and under, Hotpoint 4-ring hob with stainless steel extractor over, space and plumbing for washing machine, space for fridge and freezer, tall larder style unit, double glazed windows, part tiled walls, tiled floor. In the dining area there is space for a table, coved and flat ceiling.

SOUTH FACING LOUNGE - 4.75m x 4.01m (15' 7" x 13' 2")

This room is South facing with double glazed sliding patio doors leading to the rear garden, radiator, feature wood effect laminate flooring, coved and textured ceiling.

STAIRS LEADING FROM THE ENTRANCE HALL, LEADING TO -

FIRST FLOOR LANDING

Radiator, coved and textured ceiling, hatch to roof space.

BEDROOM ONE - 4.78m x 2.62m (15' 8" x 8' 7")

Measurements include range of fitted mirrored wardrobes, double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 4.14m x 2.59m (13' 7" x 8' 6")

South facing with double glazed window, radiator, wooden laminate flooring, coved and textured ceiling.

BEDROOM THREE - 3.12m x 2.03m (10' 3" x 6' 8")

Double glazed window, radiator, wooden laminate flooring, wardrobe with hanging rail, textured ceiling.

BATHROOM/WC

White suite comprising bath with twin handgrips, wooden side panel, pedestal wash hand basin, tiled step-in shower cubicle with shower unit and shower curtain and rail, low level WC, tiled walls, heated radiator, frosted double glazed window.

OUTSIDE

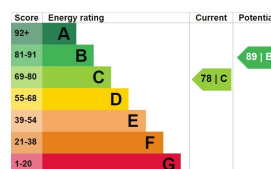
SOUTH FACING REAR GARDEN

The rear garden is South facing with hedged borders and garden shed.

FRONT GARDEN

Storage shed, lawned area.

OFF ROAD PARKING FOR TWO CARS



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.