

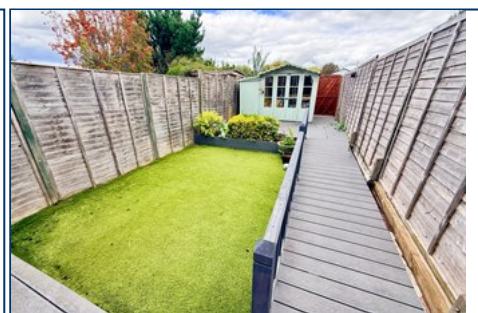
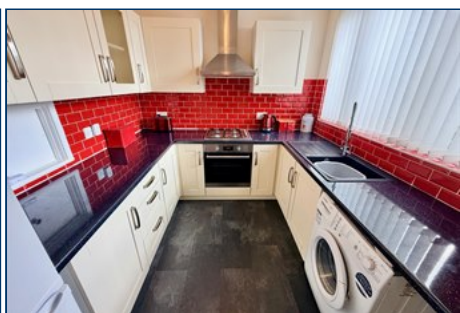
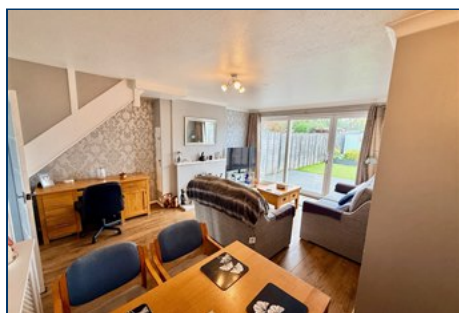


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Mendip Road, Worthing, West Sussex, BN13 2LS

A 2 BED TERRACE HOUSE IN POPULAR SALVINGTON AREA

- Two Double Bedrooms
- 17' Lounge/Dining Room
- Modern Fitted Kitchen
- Shower Room/WC
- Gas Heating
- Double Glazing
- Front and Rear Garden
- Close To Local Primary School

£299,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two double bedroom terraced house in the popular location of Salvington, close to local shops, primary school, library and bus services. The accommodation features 17' lounge/dining room, modern fitted kitchen and modern fitted shower room. Outside there is front and rear gardens. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED DOOR TO -

ENTRANCE PORCH

With double glazed windows, handy storage cupboard with shelf and hanging rail, double glazed door to -

ENTRANCE HALL

With feature wood effect laminate flooring, fitted cupboard with shelving and cupboard over, radiator.

LOUNGE/DINING ROOM - 5.18m x 4.55m (17' x 14' 11")

Measurements narrowing to 12'8". Fire surround, feature wood effect flooring, radiator, further radiator with feature cover in dining area, sliding double glazed patio doors leading to the secluded rear garden, coved and textured ceiling.

MODERN FITTED KITCHEN - 2.77m x 2.44m (9' 1" x 8')

South facing with double glazed window, modern fitted units comprising inset single drainer sink unit with Swan neck extendable tap and cupboards under, roll top work surface with space and plumbing for washing machine, further roll top work surfaces with excellent range of cupboards and drawers under,

eye level cupboards over, oven with 4-ring gas hob and stainless steel extractor over, space for tall fridge/freezer, serving hatch to dining room, part tiled walls, textured ceiling.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

LANDING

Hatch to roof space.

BEDROOM ONE - 3.89m x 3.05m (12' 9" x 10')

Double glazed window, mirror fronted double width wardrobe with hanging rail and shelf, radiator, coved and textured ceiling.

BEDROOM TWO - 3.84m x 2.44m (12' 7" x 8')

Double glazed window, built-in wardrobe with hanging rail, shelving and cupboard over, radiator, coved and textured ceiling.

MODERN FITTED SHOWER ROOM/WC

Comprising corner shower cubicle with shower unit, wash hand basin with cupboards under, WC, heated towel rail, fully tiled walls, flat ceiling with spotlights, frosted double glazed window, linen cupboard with shelving and housing the gas fired combination boiler which supplies domestic hot water and central heating, cupboard over.

OUTSIDE

REAR GARDEN

With artificial central grass area, surrounded by decking area, Summer House, small shed, gate giving access to the rear.

FRONT GARDEN

Laid to lawn with borders, 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.