



**IAN WATKINS**  
Estate Agents

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### **THREE BED FAMILY HOUSE IN POPULAR THOMAS A BECKETT CATCHMENT AREA**

- Spacious Kitchen/Breakfast Room
- Spacious Lounge
- Three Bedrooms
- Fitted Wardrobes
- Double Glazing
- Gas Central Heating
- Garage
- TAB Catchment Area

**£259,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom terraced house in the favoured Tarring area. The accommodation features a 15' Lounge, a spacious kitchen/breakfast room, three bedrooms, a modern fitted shower room, outside is a lawned garden with patio and access to a private garage. Features include double glazing and gas central heating. Viewing highly recommended.

Accommodation in brief comprises:

**DOUBLE GLAZED FRONT DOOR TO -**

**FURTHER GLAZED DOOR**

**LOUNGE - 4.57m x 4.17m (15' x 13' 8")**

South facing, double glazed window, double radiator, attractive fire surround with fitted gas fire, understairs storage cupboard, textured ceiling, door to -

**KITCHEN/BREAKFAST ROOM - 4.57m x 3.25m (15' x 10' 8")**

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with cupboard under, space for dishwasher, worktop surface either side with space and plumbing for washing machine, wall mounted gas fire boiler supplying domestic hot water and central heating, excellent range of eye level cupboards, further work top surface with fitted double oven and integrated four ring hob, excellent range of cupboard and drawer units under, further work top surface under and eye level cupboard over, two of which are glass fronted, space for tall fridge/freezer attractive part tiled walls, radiator, wood laminate flooring, double glazed window, double glazed door leading out to the garden.

Arch through to -

**BREAKFAST AREA - 2.44m x 2.13m (8' x 7')**

Double glazed window, radiator, double glazed door giving access to the rear garden.

**STAIRS LEADING TO LANDING -**

**BEDROOM ONE - 3.25m x 3.2m (10' 8" x 10' 6")**

Range of fitted bedroom furniture, two double wardrobes and drawer units, bedside cabinets, further built in wardrobe with hanging rail and shelf, airing cupboard with hot water tank with slatted shelving, radiator, double glazed window and textured ceiling.

**BEDROOM TWO - 3.23m x 2.74m (10' 7" x 9')**

Fitted wardrobe with hanging rail and shelf, radiator and double

glazed window.

**BEDROOM THREE - 2.54m x 1.83m (8' 4" x 6')**

Includes built in wardrobe, double glazed window and radiator.

**SHOWER ROOM**

Corner shower cubicle with electric shower unit, pedestal wash hand basin, low level WC, double glazed frosted window, part tiled walls and radiator.



**OUTSIDE**

**REAR GARDEN**

Partly laid to lawn, flower borders and bushes, patio area, private door to the garage which is at the rear of property.



**FRONT GARDEN**

Lawned, garden path leading to 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.