



Salvington Road | Worthing | BN13 2JN  
Guide Price **£470,000**





Built in 2006, this modern three bedroom home benefits a 23ft kitchen/breakfast room, spacious lounge/diner, conservatory, cloakroom, bathroom, off road parking and south facing rear garden. Being sold chain free and situated in the popular Salvington area close to schools, shops and park.





# Key Features

- Semi-Detached House
- Three Bedrooms
- 23ft Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Off Road Parking
- Conservatory
- Workshop/Outbuilding
- South Facing Rear Garden
- Bathroom/W.C & Seperate W.C
- Close To Local Amenities



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

As you enter this delightful house, you will be pleasantly surprised by the spacious entrance hall, setting the tone for the rest of this property. The kitchen/breakfast room is a highlight, featuring a good range of modern units with ample worktop space, an inset mid-level oven and grill, a breakfast bar for casual seating, and space for a fridge/freezer and washing machine. The lounge/diner is generously sized, offering a comfortable and inviting space for relaxation. Sliding doors lead into the conservatory, which is currently used as a dining room, providing a seamless transition between indoor and outdoor living. The conservatory features bi-folding doors that open to the south facing rear garden. The ground floor also includes a convenient cloakroom/wc, adding to the home's practicality. Ascending to the first floor, you will find three bedrooms, these rooms are serviced by a modern family bathroom, with panelled bath, wc and wash hand basin.

## EXTERNAL

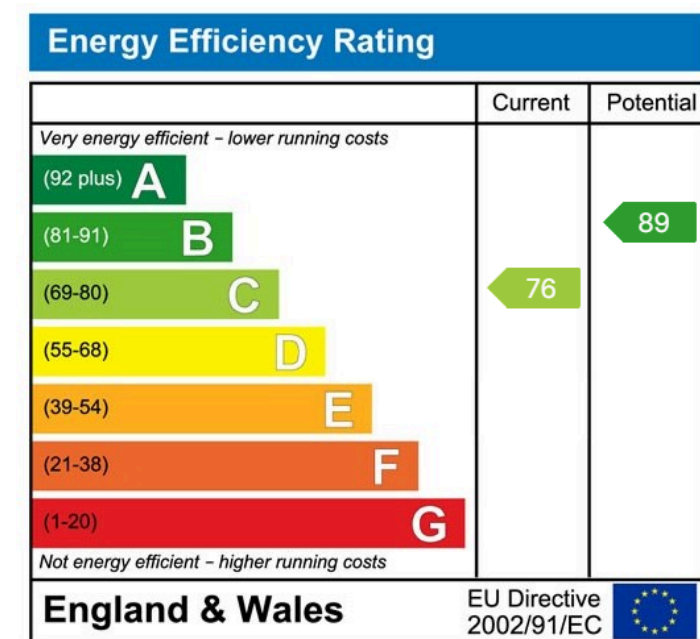
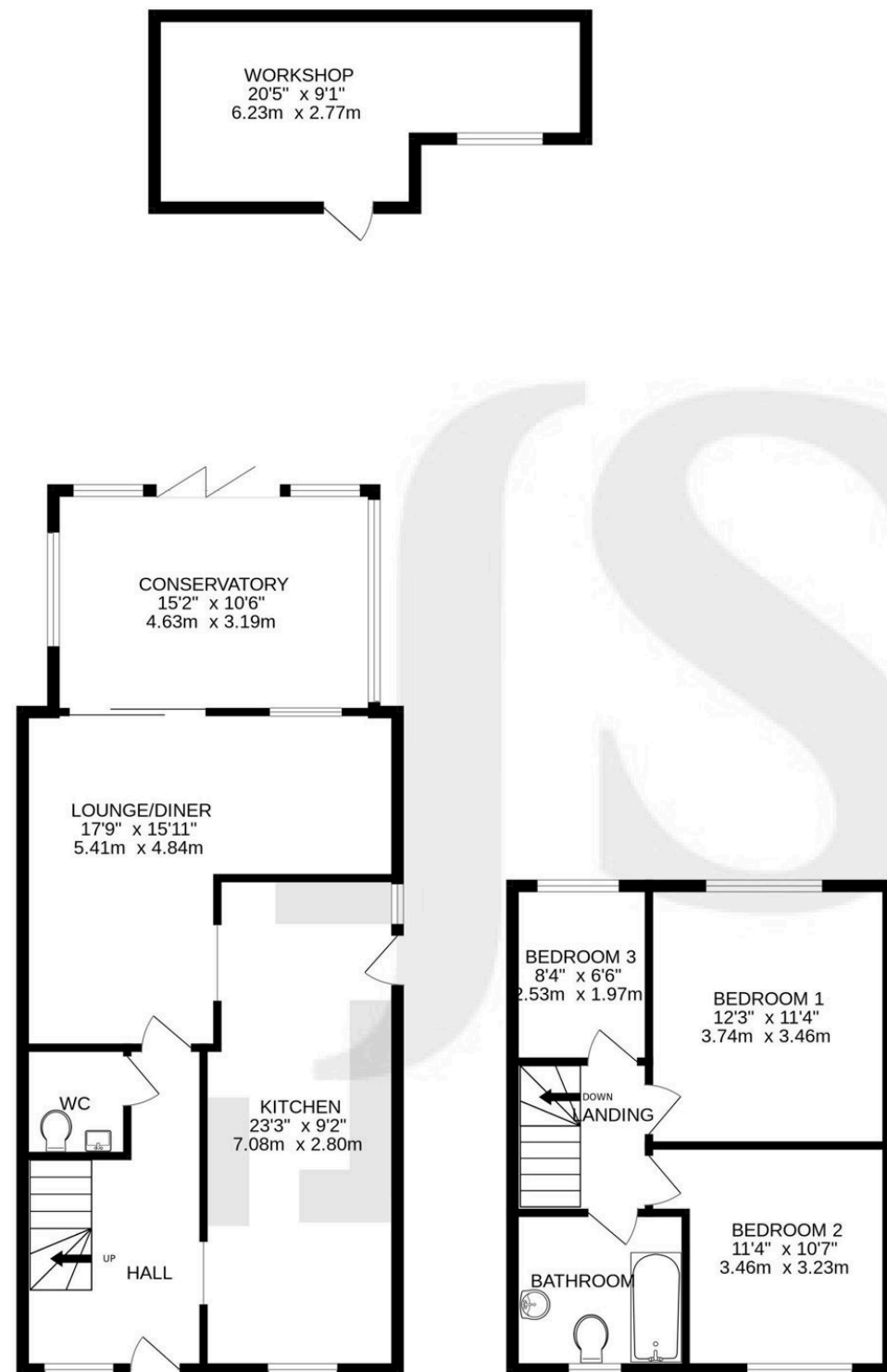
Block paved private driveway benefitting off road parking, EV Charger is connected at the front of the property. The south facing rear garden is laid to patio and decking with a large pond and waterfall. The outbuilding is currently used as a workshop and has electric and water.

## SITUATED

In the popular Salvington area, with local shops nearby at Thomas a Becket, Broadwater and also at Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools are close by. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approx. 1.4 miles away. Easy access to main roads A24 & A27. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approx. 2.5 miles away.







## Property Details:

Floor area as quoted by EPC: 980 SqFt

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.