



3 Cheviot Close | Salvington | Worthing | BN13 2LL

Guide Price **£525,000**





We would love to present this deceptively spacious three bedroom detached chalet bungalow in Salvington. The property benefits a good sized lounge opening into a dining area, modern fitted kitchen, two ground floor bedrooms and bathroom with separate wc, first floor bedroom and shower room/wc. Garage, off road parking and West facing rear garden.



Key features:

- Detached Chalet Bungalow
- Three Double Bedrooms
- Good Sized Lounge
- Dining Area
- Modern Fitted Kitchen
- Bathroom & Shower Room
- Two Ground Floor Bedrooms
- Garage & Off Road Parking
- West Facing Rear Garden
- Close to All Local Amenities

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL Double doors from the porch lead into the entrance hall. Good sized lounge with gas fire and surround, beautiful views over the West facing rear garden with sliding doors leading outside, this room opens into the dining area with space for table and chairs. Modern fitted kitchen with a good range of wall and base units with worktop over, inset granite sink and drainer, integrated mid level oven, gas hob and extractor over, space for fridge/freezer, dishwasher and washing machine, back door leading to outside. Two double bedrooms with fitted wardrobes. Ground floor bathroom and separate wc. On the first floor you have plenty of eaves storage and a double bedroom with Velux window, good sized shower room/wc.

EXTERNAL Off road parking on the private driveway and leading to the garage. The front garden is mainly laid to paving, gated side access to rear. Well looked after West facing rear garden which is mainly laid to lawn with rockery area and newly installed fences at the rear, patio areas for seating and a shed.

SITUATED In this popular residential location on the outskirts of Worthing within close distance of local shopping facilities and parks. Lovely walks up to High Salvington and The Gallops. Bus routes are nearby providing access to surrounding districts and Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, seafront and leisure facilities is approximately three miles away. The nearest station is Durrington on Sea which is approximately one and a half miles away. Easy access to A24/A23/A27.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 16' 3" x 16' 0" (4.95m x 4.88m)

DINING AREA 12' 0" x 11' 3" (3.66m x 3.43m)

KITCHEN 13' 4" x 12' 0" (4.06m x 3.66m)

BEDROOM 1 14' 0" x 11' 0" (4.27m x 3.35m)

BEDROOM 2 11' 0" x 11' 0" (3.35m x 3.35m)

BATHROOM

SEPARATE WC

FIRST FLOOR

BEDROOM 3 12' 6" x 9' 2" (3.81m x 2.79m)

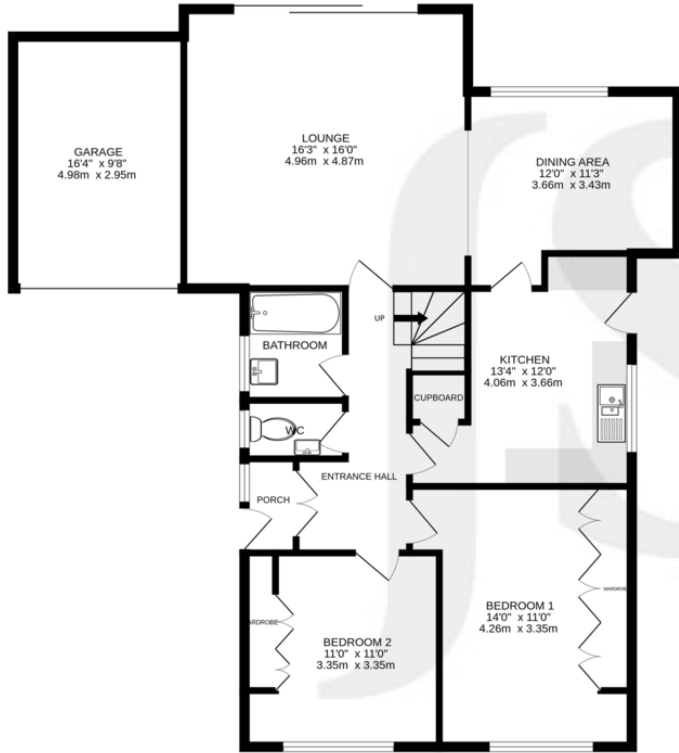
SHOWER ROOM/WC

GARAGE: 16' 4" x 9' 8" (4.98m x 2.95m)

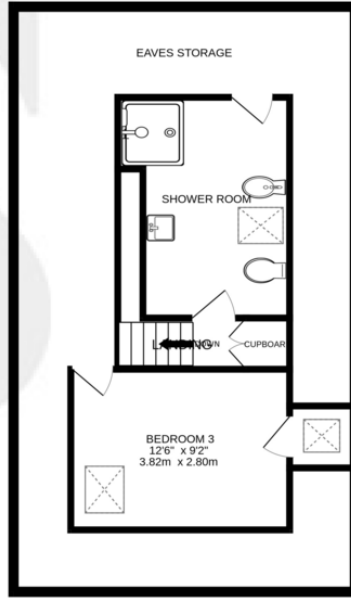
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor Area: 1,249 sq ft (116 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

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.