



Pentland Road | Worthing | BN13 2PP
Guide Price **£310,000**





We would love to offer this well presented home in Salvington. The property boasts a good sized lounge with garden views, modern kitchen/dining room, ground floor wc, three bedrooms; two with fitted wardrobes, bathroom, off road parking and rear garden. Being sold chain free.



Key Features

- Terraced House
- Three Bedrooms
- Lounge
- Modern Kitchen/Diner
- Outside Store Cupboard
- Bathroom
- Ground Floor WC
- Off Road Parking
- Rear Garden
- Salvington Area



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Step into the welcoming porch, which opens into an entrance hall complete with a store cupboard and convenient cloakroom/WC. The good-sized lounge features sliding doors that lead directly to the rear garden, making it easy to enjoy indoor-outdoor living. The kitchen/dining room offers a practical range of units and ample space for a fridge/freezer and dining table.

Upstairs, the first floor includes three bedrooms; bedroom one benefits from an array of built-in wardrobes for generous storage. The bathroom is styled in a neutral shade, creating a calm and versatile space.

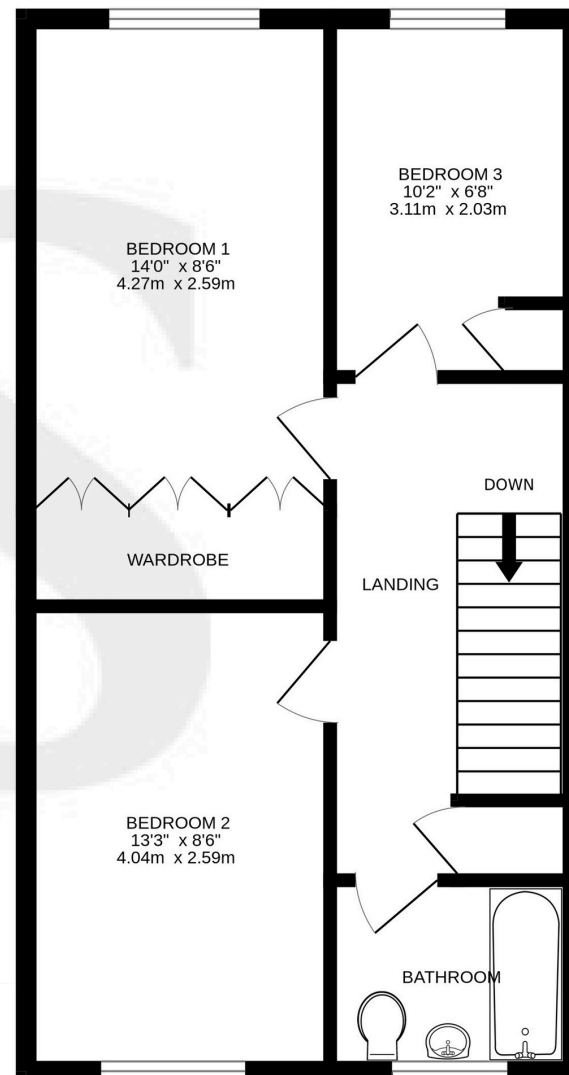
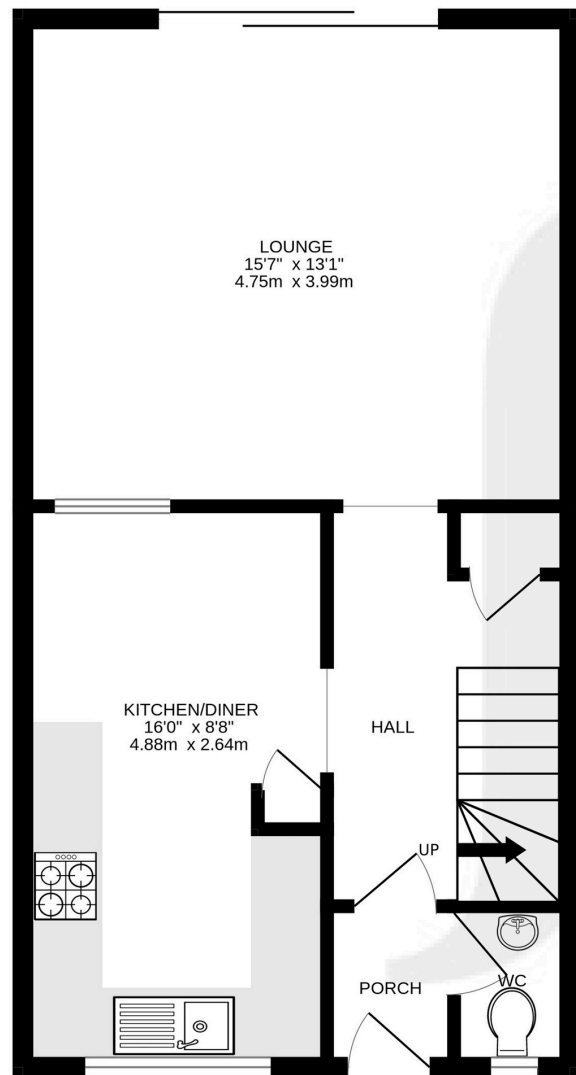
EXTERNAL

Block paved driveway benefitting off road parking for several cars, the outbuilding is perfect for storage. The rear garden has patio areas which is perfect for entertaining..

SITUATED

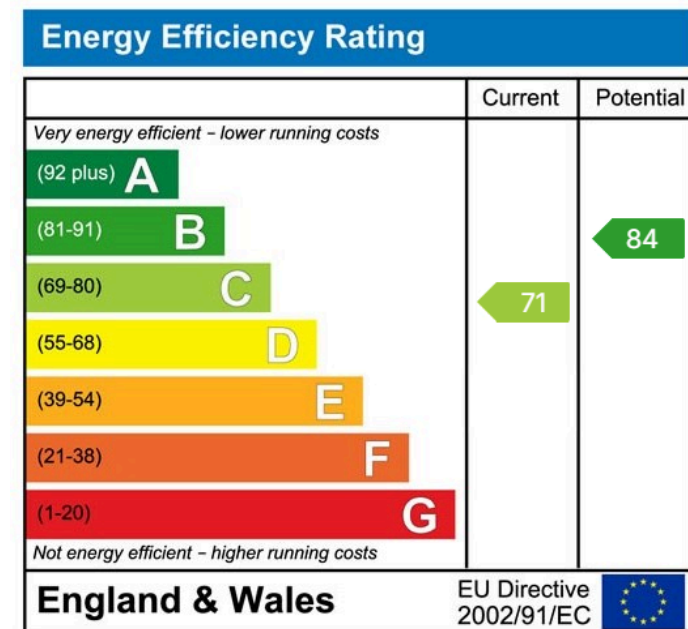
In the popular Salvington area, with local shops nearby at Thomas a Becket, Broadwater and also at Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools are close by. Bus services to surrounding districts are also within easy reach. The nearest railway station 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.





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

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.



Property Details:

Floor area as quoted by EPC: 936 SqFt

Tenure: Freehold

Council tax band: C