



Lily Gardens | Salvington | **BN13 2FB**  
Guide Price **£425,000**





Built in 2014, this immaculate three-bedroom semi-detached home in Lily Gardens features a spacious lounge-diner, modern kitchen, ground floor WC, bathroom, ensuite, south-facing garden, and garage.





## Key Features

- Semi Detached House
- Three Bedroom House
- Modern Kitchen
- Spacious Living / Dining Room
- Two Bathrooms
- Fitted Wardrobes
- South Facing Rear Garden
- Detached Garage
- Off Road Parking
- Built In 2014



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

A bright and welcoming hallway leads to the kitchen and living room, with stairs to the first floor and a convenient ground floor cloakroom. The spacious lounge enjoys a sunny south-facing aspect overlooking the garden, creating a warm and inviting space. The modern kitchen features a range of built-in cupboards and appliances, along with a dedicated area for a breakfast table and chairs. Upstairs, all three bedrooms include built-in wardrobes or cupboard, with the main bedroom benefitting from a stylish ensuite shower room. The contemporary family bathroom is fitted with a sleek white suite and a bath, complemented by modern tiling.

### EXTERNAL

The property benefits from a driveway with off-road parking, leading to a garage equipped with power and lighting. The south-facing rear garden is laid to lawn with a patio area, all enclosed by fencing for added privacy. A convenient side gate provides easy access to the front of the property.

### SITUATED

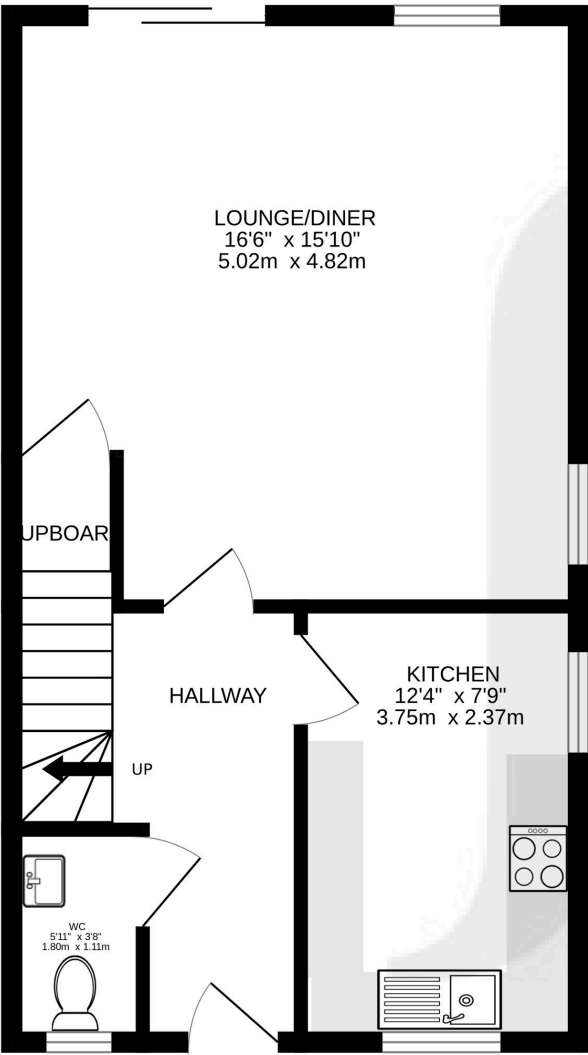
Lily Gardens is a small, exclusive development of just seven homes, offering peace and privacy. Within close proximity to the local amenities on Selden Parade and a local pub or on Salvington Road are more shops and ample transport links. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington on Sea which is approximately two miles away. Bus services run nearby.



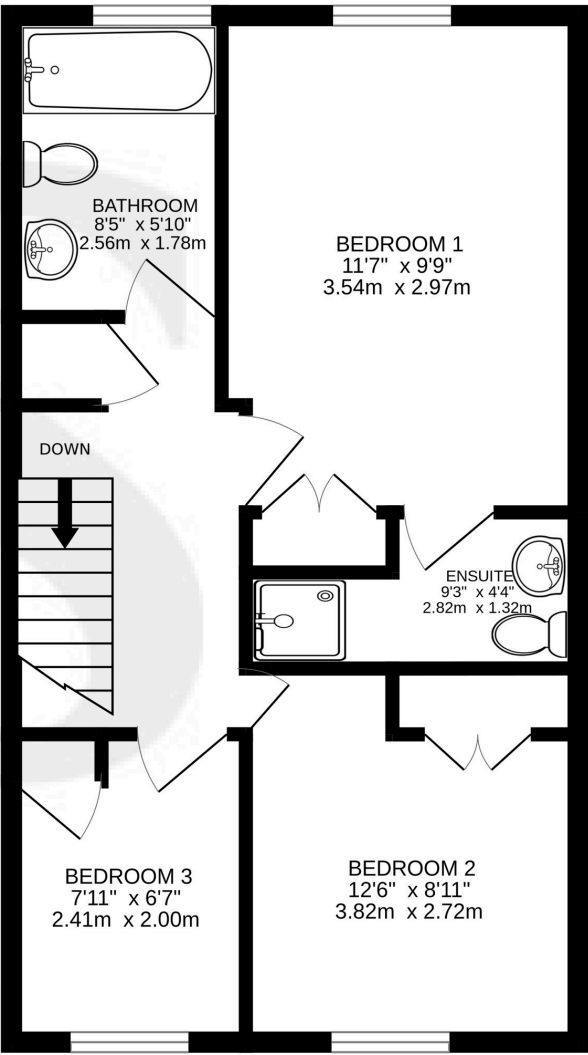
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GROUND FLOOR



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



## Property Details:

Floor area as quoted by EPC: TBC sqft

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.