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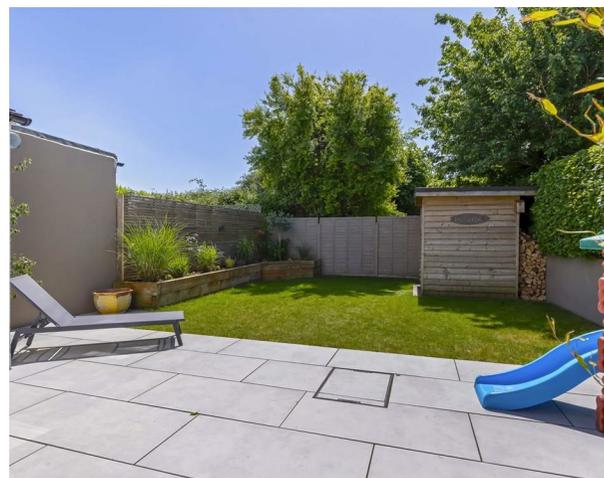


Description

We are delighted to offer to the market this stunning Three bedroom Semi Detached Victorian family home in the sought after Salvington area, walking distance to schools, local shops and amenities and public transport. The property has recently been renovated to an exceptional level with beautiful newly fitted kitchen with separate utility room, modern living and dining space with a wealth of features throughout. Upstairs you have the double bedrooms with bedroom one having fitted wardrobes leading into the renovated en-suit shower room/w.c. The south & west facing rear garden has been landscaped and is a fine feature of the property. To the front is off street parking for two cars and Viewing is essential to be fully appreciated

Key Features

- Beautifully Presented House
- Three Double Bedrooms
- Freehold
- Stunning Kit/Breakfast Room
- Off Road Parking
- Wealth of features
- Council Tax - C
- EPC Rating - E
- South Facing Rear Garden
- Viewing Essential





Entrance Porch

Front door into porch, with patterned tiled flooring, door to

Reception Hall

radiator, solid oak flooring, thermostat control unit for central heating, smooth ceiling, archway with cornice corbels, under stairs cupboard

Living Room

4.56 x 3.59 (14'11" x 11'9")
measurement into bay. Feature fireplace with fire, double glazed sash windows giving double aspect with shutter blinds, Panelled walls, solid oak flooring, cast iron radiators, t.v point, cornice coving and smooth ceiling, wall light points and archway to

Dining Room

3.50 x 3.0 (11'5" x 9'10")
Solid oak flooring , two double glazed sash windows both fitted with wooden shutters, fitted book shelf and cupboards with feature cast iron fireplace.

Kitchen/Breakfast Room

5.57 x 3.10 (18'3" x 10'2")
Measurement to include built in units. Single bowl sink unit with a comprehensive range of units and drawers under and over the Quarts worktops, island unit with induction hob and extractor, breakfast bar, tiled flooring, integrated double oven, built in dishwasher, two fridges/freezers and large larder style cupboard. Bi-fold doors leading out onto rear garden. door leading to

Utility room

2.90 x 1.60 (9'6" x 5'3")
from the kitchen and having a door to outside and double glazed windows, cupboard housing plumbing for washing machine and space for tumble dryer, sink unit, additional cupboard space, quartz worktop and tiled floor.

Ground floor Cloakroom/w.c

with low level w.c, radiator, obscure double glazed window and tiled flooring

First floor and split level landing

access to loft space, walk in cupboard with gas central heating boiler and timer controls and double glazed obscure window, cast iron radiator, further fitted cupboard with hanging and storage space

Bedroom One

4.59 x 3.104>4.195 (15'0" x 10'2">13'9")
measurement extends into one corner. where the built in wardrobes are located, two double glazed sash windows with fitted shutter blinds, smooth and cornice ceiling, cast iron radiator,

En-suite Shower room/w.c

Having a low level w.c, wash hand basin, corner shower cubicle, double glazed sash windows with shutter blinds, smooth ceiling with spotlights

Bedroom Two

3.59 x 3.01 (11'9" x 9'10")
fireplace, cast iron radiator, double glazed sash window with shutter blinds, smooth ceiling with cornice

Bedroom Three

3.27 x 3.14 (10'8" x 10'3")
cast iron radiator, smooth ceiling with cornice coving and double glazed sash window with shutter blinds

Bathroom

2.05 x 2.75 (6'8" x 9'0")
Bath, sash double glazed window

Outside

Front garden
The front is mainly laid to concrete and paved driveway with gates leading to

Landscaped South & West Facing rear garden

From the back door of the kitchen there is a lovely south and west facing patio area that then leads to area of lawn, raised flower and shrub borders, shed with power and enclosed by fencing



Floor Plan Salvington Road



Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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