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## Description

We are pleased to present this spacious 2 bedroom terraced house located in the popular Salvington location, close to local parks, bus routes and transport links to the A24 & A27. The property offers a separate sitting room, spacious kitchen/ dining area with an additional downstairs utility room/WC. Upstairs includes 2 good sized bedrooms and a family bathroom. Other benefits include a large rear garden with workshop to the rear and off road parking to the front.

## Key Features

- Mid Terrace Family Home
- Spacious Kitchen/Diner
- Off Road Parking
- Council Tax Band - B
- 2 Double Bedrooms
- Large Rear Garden
- Workshop
- EPC - TBC





### **Living Room**

**3.97 x 3.31 (13'0" x 10'10")**

Laminate flooring, picture rail, electric fireplace, double glazed window to front, understairs storage and opening leading to kitchen/diner

### **Kitchen/Diner**

**4.81 x 3.97 (15'9" x 13'0")**

A range of wood effect wall and base units, built in electric oven, 6 ring gas hob, double glazed window overlooking rear garden, frosted uPVC door leading to rear garden, space for washing machine, space for fridge freezer, door leading to utility room

### **W/C / Utility Room**

Low level flush W/C, frosted double glazed window to side, radiator, plumbing for washing machine, shelving and storage cupboards.

### **Bathroom**

**3.74 x 2.59 (12'3" x 8'5")**

Built-in shower cubicle with electric shower, tiled floors and walls, low level flush W/C, frosted double glazed window to rear, mirrored cupboard, towel rail.

### **Garden**

laid to pea shingle to front, large workshop at rear, mainly laid to lawn with decorative trellis.



### **Bedroom One**

**3.63 x 3.33 (11'10" x 10'11")**

Carpets, double glazed window to front, cupboard with hanging rail and shelving, radiator, space for wardrobe and chest, cast iron feature fireplace.

### **Bedroom Two**

**3.74 x 2.59 (12'3" x 8'5")**

Carpets, double glazed window overlooking rear garden, cast iron fireplace, radiator, space for wardrobe and chest, cupboard housing boiler.



## Floor Plan New Road

### New Road



Approximate Gross Internal Area (Excluding Outbuilding) = 70.36 sq m / 757.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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