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## Description

We are delighted to offer to the market this well presented three-bedroom semi-detached family home, ideally situated in this sought after Salvington location close to local shops, amenities, schools, parks, bus routes and the mainline station all nearby.

Accommodation offers kitchen/diner, lounge with conservatory, three bedrooms and a family bathroom. The property also benefits from double glazing, gas fired central heating, a ground floor WC, parking for multiple vehicles and a south facing rear garden.



## Key Features

- Well Presented Semi-Detached Family Home
- Kitchen/Diner
- Parking for Multiple Vehicles
- Workshop
- Three Bedrooms
- Conservatory
- South Facing Rear Garden
- Council Tax Band C



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Robert  
Luff & Co



### Hallway

Spacious hallways, under stair storage space and west facing double glazed frosted window.

### Kitchen/Diner

**7.36 x 2.47 (24'1" x 8'1")**

Range of white wall and base units with laminate silver worktop incorporating a black sink with drainer, breakfast bar, space for fridge freezer, free standing washing machine and dishwasher, free standing tumble dryer, electric built in Beko oven, electric hob with extractor, west facing double glazed window and door to side garden, radiator, combi boiler and electric meter.

### Lounge

**5.34 x 4.73 (17'6" x 15'6")**

L-shaped lounge, two radiators, tv point, south facing double glazed window and door leading to:

### Conservatory

**4.52 x 2.82 (14'9" x 9'3")**

Bi-folding doors leading to south facing garden.

### Ground Floor WC

Low flush WC and wash hand basin.

### First Floor Landing

Carpeted and access to fully boarded loft.

### Bedroom One

**3.43 x 3.37 (11'3" x 11'0")**

Space for wardrobe and chest of drawers, south facing double glazed window, carpeted and radiator.

### Bedroom Two

**3.37 x 2.99 (11'0" x 9'9")**

Double glazed window, radiator, carpeted and tv point.

### Bedroom Three

**2.41 x 1.76 (7'10" x 5'9")**

South facing double glazed window, carpeted and radiator.

### Bathroom

Frosted double glazed window, tiled walls, bath with rainwater shower over, heated towel rail, WC, sink with marble top and storage.

### Outside

Parking to front for three cars and electric car charging point.

### Rear Garden

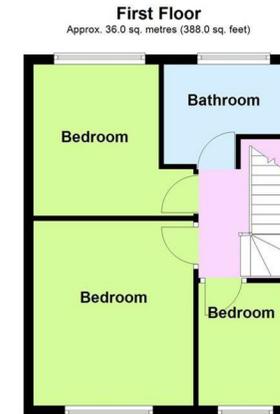
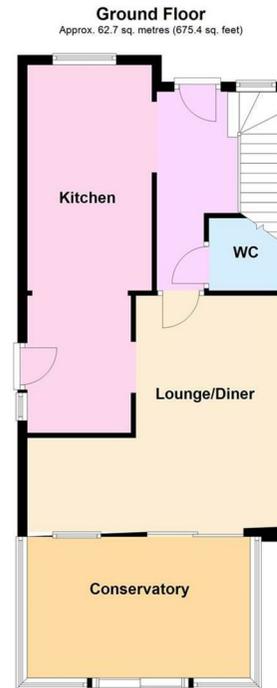
South facing garden with decked and paved area, side access and koi carp pond.

### Workshop

Storage and plumbing for pond.



# Floor Plan Salvington Road



Energy Efficiency Rating	
Current	Potential
 76	 89
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
 A	 A
England & Wales <small>EU Directive 2002/91/EC</small>	

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