

Robert
Luff & Co

Salvington Road, Worthing

Freehold - Offers In Excess Of £440,000



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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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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

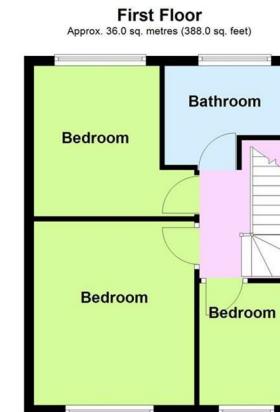
South facing garden with decked and paved area, side access and koi carp pond.

Workshop

Storage and plumbing for pond.



Floor Plan Salvington Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(20-34) E			
(11-19) F			
(1-10) 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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