



14 Seldens Way
Salvington, Worthing, BN13 2DL
Guide price £475,000

Freehold Council Tax Band D

 3  2  2  C

A superb detached family residence situated in this popular residential area of Salvington and Worthing.

In brief, the accommodation comprises double glazed composite front door into spacious entrance hall with ground floor w/c, lounge with pleasing outlook over the landscaped rear garden, separate bay fronted dining room, modern fitted kitchen being double aspect with door giving side access, integrated oven, hob and extractor fan, and a washing machine along with dishwasher.

To the first floor there is the landing which has access to loft space, three good sized bedrooms with bedroom one boasting an en-suite shower room and w/c, whilst bedroom two has fitted wardrobes. There is a modern family bathroom.

The front garden is laid to shingle providing ample off-road parking, whilst the rear garden is a particular feature of the property having been landscaped by the current owners, with a large area of decking, further area of lawn, and shingle.

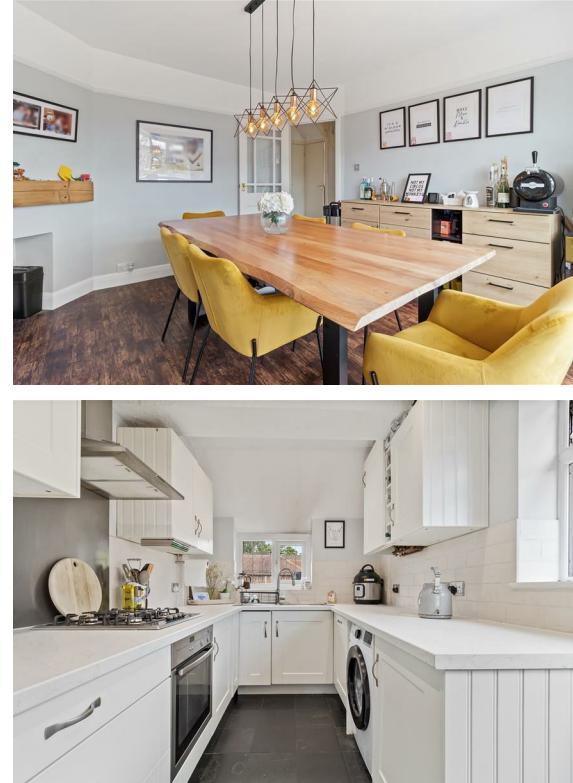
Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Selden's Way, the property is just a short walk from Selden Parade, which caters for everyday needs, and the John Selden Public House.

Regular buses serve the area, and the nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities. Worthing, with its more comprehensive range of bars, restaurants and pedestrianised shopping facilities, is approximately three miles distance.

**Composite front door into entrance hall
15'4 x 5'8 (4.67m x 1.73m)**

Ground floor w/c





Lounge
16'8 x 10'4 (5.08m x 3.15m)

Modern fitted double aspect kitchen
13'0 x 6'11 (3.96m x 2.11m)

Dining room
11'10 x 13'8 (3.61m x 4.17m)

Stairs to first floor landing with access to loft

Bedroom one
17'2 x 10'5 (5.23m x 3.18m)

En-suite shower room & w/c

Bedroom two (double aspect with fitted wardrobes)
9'10 x 13'10 (3.00m x 4.22m)

Bedroom three
7'9 x 6'10 (2.36m x 2.08m)

Family bathroom
5'3 x 6'11 (1.60m x 2.11m)

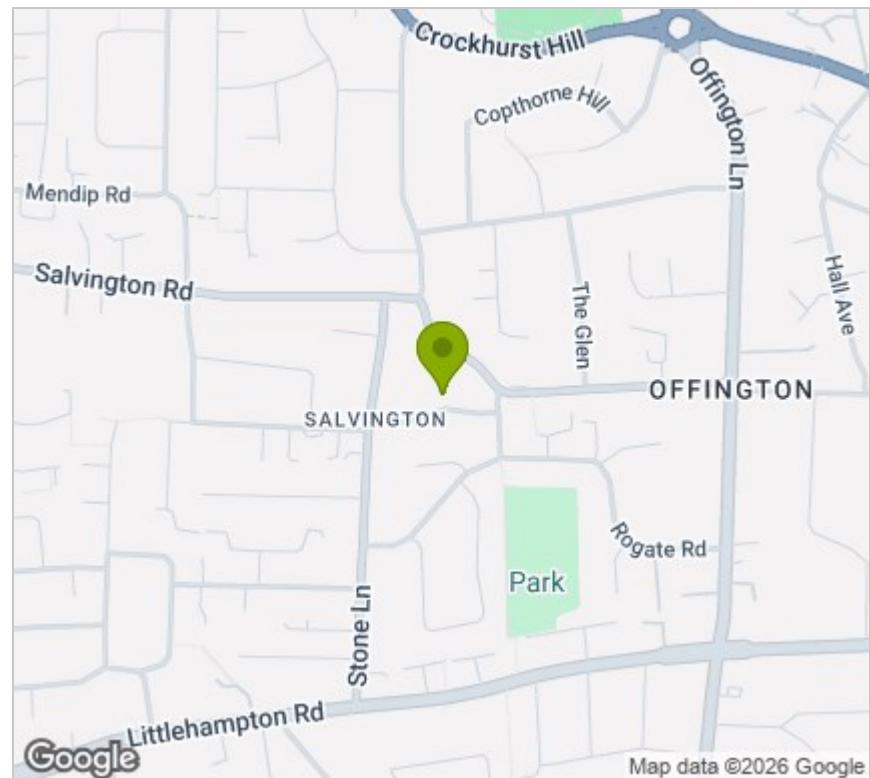
Off road parking
Landscaped rear garden



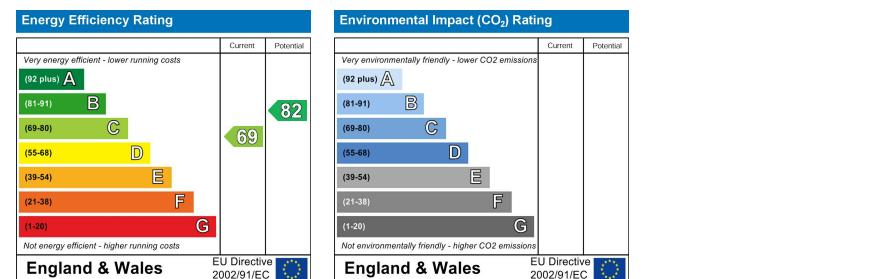
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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