



75 Cedar Avenue, Worthing, BN13 2HU  
Guide Price £350,000

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We are delighted to offer for sale this well presented three bedroom semi-detached family home positioned in this popular Salvington location with the added benefit of a south aspect rear garden.

In brief the property consists of a separate snug lounge an open plan modern fitted kitchen / diner & a conservatory extension to the rear leading onto the south aspect rear garden, on the first floor you have three well proportioned bedrooms & a modern fitted family bathroom.

Please call to arrange your viewing today on 01903 524000.

- Semi-Detached Family Home
- Three Bedrooms
- Gas Central Heated & PVCU Double Glazed Throughout
- Conservatory Extension
- South Aspect Rear Garden
- Open Plan Kitchen/Diner
- Separate Snug Lounge
- Garage In A Nearby Compound





### Entrance Hall

Stain glassed timber door and double glazed window. Radiator. Understairs storage cupboard.

### Living Room

4.39m x 3.28m (14'5 x 10'9)

Double glazed window to front. Radiator. Low level fitted units into alcove. Cast iron effect fire place.

### Kitchen/Diner

5.21m x 2.64m (17'1 x 8'8)

Square edge work surface having inset one and a half bowl stainless steel sink with mixer tap and draining board. Four ring gas cooker with concealed extractor hood above. Fitted grill/oven. Integrated fridge/freezer, washing machine, dishwasher. Matching range of cupboards and drawers and eye level wall units. Radiator. Inset ceiling spotlighting. Double glazed window overlooking rear garden. Glazed French doors to:

### Conservatory

3.51m x 2.64m (11'6 x 8'8)

Double glazed window surround. Perspex roof. Double glazed French doors to garden. Radiator. Tiled floor.



### Landing

Access to loft via hatch.

### Bedroom One

3.99m x 3.20m (13'1 x 10'6)

Double glaze windows to front. Radiator. Dado rail. Fitted storage cupboard with shelving and hanging rail.

### Bedroom Two

3.33m x 2.74m (10'11 x 9)

Double glazed window overlooking rear garden. Radiator. Levelled and coved ceiling. Inset ceiling spotlighting. Built-in shelved linen cupboard housing hot water tank.

### Bedroom Three

2.31m x 1.93m (7'7 x 6'4)

Double glazed window to front. Radiator. Built-in storage cupboard over bulkhead with shelving and hanging rail.

### Bathroom

2.36m x 1.65m (7'9 x 5'5)

White suite comprising panelled p shaped bath with



mixer tap. Wall mounted electric 'Aqualisa' shower. Pedestal wash hand basin with mixer tap. Close coupled WC. Ladder style towel radiator. Fully tiled walls and floor. Mirrored medicine cabinet. Double glazed window.

### Externally

#### Front Garden

Paved walkway to front door. Area of laid to lawn. Borders of mature shrubs and bushes.

#### South Aspect Rear Garden

Deck patio area with the majority being laid to lawn shingled and stepping stone walkway to further paved patio area. 6 foot fence surround. Pergola with mature trees and bushes. Access to.

#### Garage

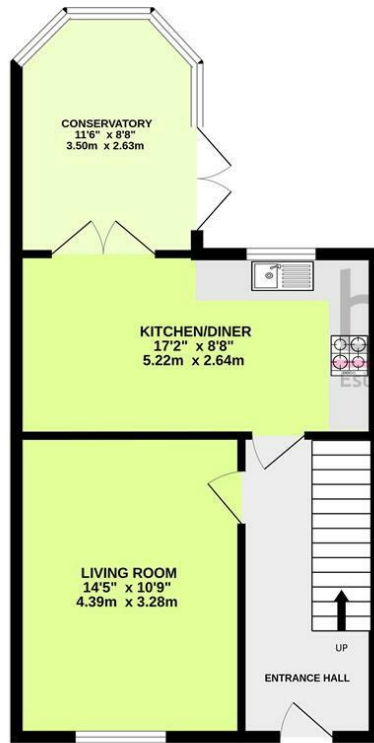
Brick built. Up and over door.

#### Council Tax

Band C



GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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