

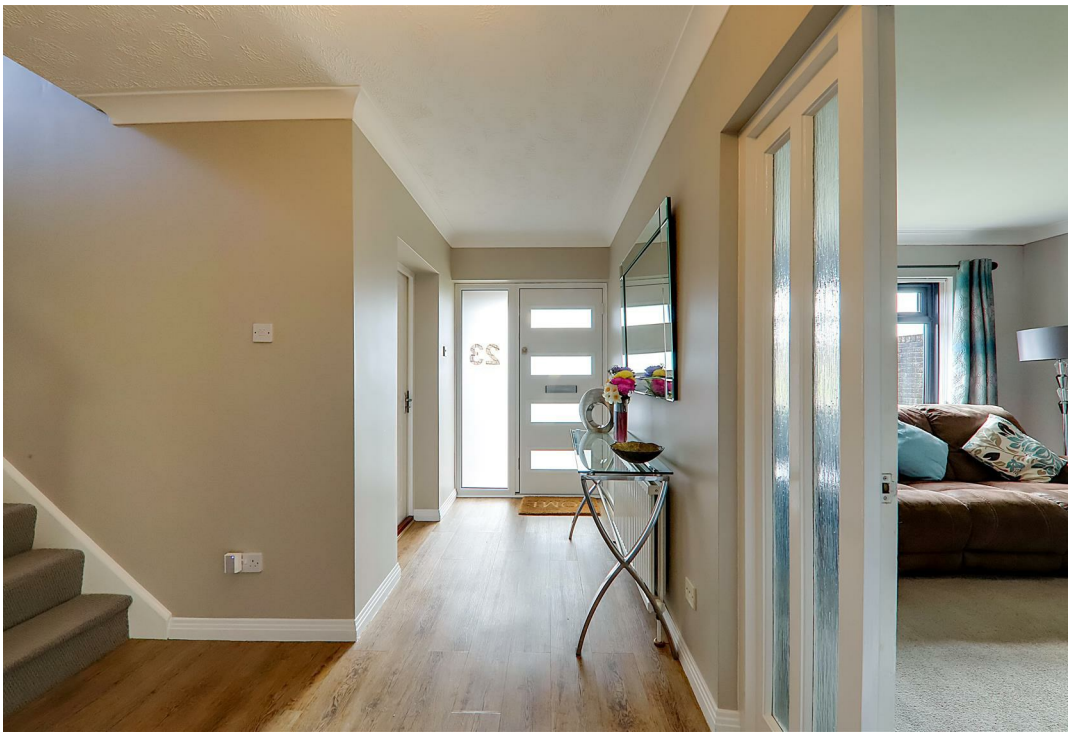


23 Cheviot Close, Salvington, Worthing, BN13 2LL
Guide Price £625,000



An extended four bedroom detached family residence located within a cul-de-sac forming part of the Salvington catchment area. The accommodation consists of a reception hall, extended lounge, open plan kitchen/dining room, family room, utility room, ground floor cloakroom, first floor landing, four bedrooms, family bathroom, en-suite shower room, sun balcony, loft, private driveway, double garage, front and rear gardens. ****PART EXCHANGE CONSIDERED****

- 4 Bed Det Family Residence
- Part Exchange Considered
- Bathroom & En-Suite
- Open Plan Kitchen/Dining Room
- Utility Room / GF Cloakroom
- Extended Lounge
- South Aspect Sun Balcony
- Double Integral Garage / EV Charging



Covered Porch

With composite front door to the reception hall.

Reception Hall

Radiator. Central heating thermostat. Telephone point. Built in storage cupboards. LVT wood effect flooring. Coved and textured ceiling. Staircase with glazed banister to first floor landing and having an understairs storage cupboard.

Extended Lounge

6.50 x 3.53 (21'4" x 11'7")

Dual aspect via North facing double glazed windows and East facing double glazed bi-folding doors to rear garden. Feature wall mounted remote controlled electric flame effect fire. Two radiators. Wood effect vinyl flooring. Levelled ceiling with spotlights and feature glass roof lantern.

Kitchen / Dining Room

6.22 x 3.96 (20'5" x 13'0")

Re-fitted suite in 2016 comprising of a one and a quarter bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of granite-effect roll top work surfaces offering additional soft closing cupboards and drawers under. Matching shelved wall units. Four ring induction hob having extractor hood over. Fitted double oven and grill. Integrated dishwasher. Space for upright fridge/freezer. Fitted breakfast bar. Space for dining table and chairs. Part tiled walls. Two radiators. Wood effect vinyl flooring. Wine racks. Levelled and coved ceiling with spotlights. North aspect double glazed windows overlooking rear garden.

Family Room / Office

4.22 x 3.35 (13'10" x 11'0")

South aspect via double glazed windows. Radiator. Levelled and coved ceiling.

Utility Room

3.15 x 1.45 (10'4" x 4'9")

East aspect double glazed window. Circular single sink with mixer taps. Roll top work surfaces offering storage cupboards and space for both washing machine and tumble dryer below. Wall mounted units. Wood effect vinyl flooring. Radiator. Part tiled walls. Levelled and coved ceiling with spotlights. Door to rear garden.

Ground Floor Cloakroom

1.85 x 0.97 (6'1" x 3'2")

Push button w.c. Wall mounted corner wash hand basin with mixer taps. Radiator. Part tiled walls. Tiled flooring. Coved and textured ceiling. Obscure glass double glazed window.

First Floor Landing

4.27 max x 2.82 max (14'0" max x 9'3" max)

East aspect double glazed window. Built in airing cupboard housing tank and slatted shelving. Coved and textured ceiling.

Bedroom One

4.78 x 3.00 (15'8" x 9'10")

Dual aspect via North facing double glazed windows and South facing double glazed window and tilt and turn door to balcony. Two built in double wardrobes with sliding doors. Radiator. Tv and telephone points. Dimmer switch. Coved and textured ceiling.

Sun Balcony

South facing balcony offering views across Worthing and to the sea beyond. Glazed balustrade.

En-Suite Shower Room

1.80 x 1.80 (5'11" x 5'11")

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin. Push button w.c. Chrome ladder style radiator. Tiled walls. Electric shaver point. Levelled ceiling with spotlights. Obscure glass double glazed window. Extractor fan.

Bedroom Two

4.47 x 3.20 (14'8" x 10'6")

South aspect via two double glazed windows. Built in double wardrobe. Radiator. Dimmer switch. Coved and textured ceiling.

Bedroom Three

3.96 x 2.97 (13'0" x 9'9")

North aspect via double glazed windows. Built in wardrobe. Radiator. Dimmer switch. Coved and textured ceiling.

Bedroom Four

3.23 x 3.15 (10'7" x 10'4")

North aspect via double glazed windows. Radiator. Dimmer switch. Coved and textured ceiling with access to loft space.

Bathroom/W.C

2.16 x 2.03 (7'1" x 6'8")

Fitted suite comprising of a panelled bath with power shower unit and shower screen over. Wall mounted wash hand basin with mixer taps. Push button w.c. Chrome ladder style radiator. Tiled walls. Levelled ceiling with spotlights. Karndean flooring. Extractor fan. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders. Side access via gate with bin storage area and electric charging point

Rear Garden

Secluded and with the first area of garden being paved to the rear of the home and offering space for garden table and chairs. The majority of garden is then laid to lawn. Four tiered flower and shrub beds with sleeper borders. Additional paved patio area. Outside water tap. Outside power socket and lighting. Enclosed by fence panelling.

Private Driveway

Providing off road parking and in turn leading to the homes double garage.

Double Garage / Workshop

5.44 x 4.52 (17'10" x 14'10")

Integral double garage accessed via an up and over door. Power and light. Wall mounted boiler. Gas, electric and water meters. Fuse box. Personal door to reception hall.

Council Tax

Council Tax Band F



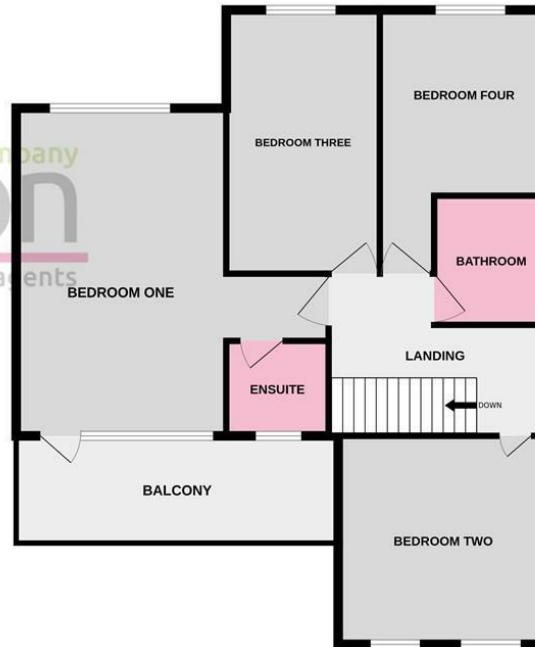




GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 confirm their condition or working order.



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