# 3 bedroom semi-detached house for sale, Seldens Way, Worthing BN13 (2800 GBP)

Location **South East, West Sussex**
https://www.freeadsz.co.uk/x-163342-z

Jacks & Jones are delighted to offer for sale this exceptionally well presented three bedroom character cottage set within a conservation area on the boarders of Offington. The current owners over a period of years have updated and modernised this attractive period cottage into a modern and practical home whilst retaining much of its original charm.Since the owners have been at the property they have had it rewired, installed gas fired central heating and added a South facing conservatory. The property boasts a brick paved driveway, attractive enclosed landscaped rear garden, ground floor w/c, modern kitchen and bathroom.This property is thought ideal for a young family or retired couple who are looking for an attractive period property with versatile accommodation and low maintenance.Situated in a quiet residential road where the majority of properties are owner occupied. The property is within walking distance to local schools and a parade of shops which include, convenience shop, eateries, dentist and public house. Worthing Town Centre is approximately 2.5 miles distance, Bus services run close by.EntranceA part glazed upvc front door opens onto an entrance porch ideal for storing footwear a further solid wood door opens into the entrance hall. Attractive and practical wood effect flooring is laid throughout the ground floor which is not only pleasing to the eye but offers ease of up keep.Living Room 3.66m (12'0') x 3.00m (9'10')Entering through a striped wood panel door. A bright dual aspect (South / West facing) living room with attractive focal fireplace with wood surround. An ideal room to relax in and enjoy.Dining Room 3.61m (11'10') x 3.05m (10'0')South facing formal dining room or second reception room. The room offers a walk in under stairs cupboard. There is potential (subject to planning) to open the room up into the kitchen and make a large kitchen dinner / family room.Kitchen 3.66m (12'0') x 2.74m (9'0')Modern wood effect, eye and base units offering ample storage and roll edge top work surfaces. Part tiled in an attractive white gloss 'Brick' pattern. Built in appliances include oven, gas hob with extractor over, fridge, freezer and dishwasher. Plumbing and space for washing machine. The inset one and a half bowl sink overlooks the rear garden.Ground Floor W/CClose couple w/c, wash hand basin set in vanity unity providing storage. tiled wall. Wall mounted gas boiler.Conservatory / Family Room 5.13m (16'10') x 3.17m (10'5')South facing double glazed conservatory utilised as a family room with fitted blinds. Two modern wall lights. Built in storage ideal for storing children's toys. Double glazed upvc front door leads to the rear garden making this an ideal room to help host family and friends in the summer months for a get together or barbecue.Stairs lead to the first floorLanding with doors leading to the following rooms.Bedroom 3.66m (12'0') x 2.54m (8'4')South / West facing dual aspect bedroom offering distant Downland views. built in wardrobe with shelving and hanging space.Bedroom 3.20m (10'6') x 2.59m (8'6')South facing bedroom with built in cupboard.Bedroom 3.20m (10'6') x 2.59m (8'6')(Maximum measurements) South facing, single occasional bedroom or home officeFamily BathroomAttractive, modern, matching white suite encompassing Close couple w/c with concealed cistern within vanity unit with wash basin and double cupboard. 'P' shaped bath curved glass shower screen and chrome shower over. Tiled walls and built in extractor fan.OutsideLandscaped, South facing, enclosed rear garden with patio, lawn and flower and shrub boarders.Agents NoteExpected Rental = 1200 Per Calendar Month.Rental Yield = 5.1%Stamp Duty = 4000.00Council Tax Band = CCouncil Tax 2015/16 = 1, 352.80Jacks & Jones ServicesJacks & Jones have an in house mortgage adviser offering mortgages from all lenders.Competitive solicitors on a 'No Sale No Fee' basis.Any Property purchased through our sales department qualify from reduced letting fees.For further information please callDisclaimer:Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and.

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