



2 Windflower Chase, Durrington, BN13 3ZG

Asking Price £400,000

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Three bedroom end of terrace house located on the popular Saxon Plain development. The property briefly comprises; South aspect living room, kitchen/diner, downstairs cloakroom, two double bedrooms with bedroom benefiting from an en-suite shower room, a further third bedroom, family bathroom. Externally; the property is on a large plot and benefits from a generous sized garden & a driveway for multiple cars. This property is offered chain free.

- End Of Terrace
- Three Bedrooms
- Driveway For Multiple Cars
- Large Plot
- Garden
- Remainder Of 10 Year Guarantee
- Quiet Location
- CHAIN FREE





Entrance Hall

Stairs to first floor landing. Under stairs cupboard. Door leading to;

Lounge

3.79 x 3.93 (12'5" x 12'10")

South aspect lounge to the front of the property. Hard flooring. Pendant light. Radiator.

Kitchen/Diner

4.9 x 2.5 (16'0" x 8'2")

Roll edge worktops with a range of floor and wall mounted units. Integrated washing machine, dishwasher, oven, gas hob, fridge/freezer, 1.5 bowl sink with drainer. Spotlights. Space for dining table. Door leading to rear garden.

W/C

1.57 x 1.54 (5'1" x 5'0")

Ground floor cloakroom. Toilet. Wash hand basin. Part tiled walls. Obscured window.



First Floor Landing;

Bedroom One

3.25 x 2.74 (10'7" x 8'11")

Large double bedroom. Freestanding wardrobe. Radiator. Cupboard above stairs. Door leading to;

En-Suite

1.53 x 1.00 (5'0" x 3'3")

Glass shower cubicle with riser rail shower. Wash hand basin. Toilet. Heated towel rail. Window.

Bedroom Two

2.99 x 2.49 (9'9" x 8'2")

Double bedroom. Pendant light. Radiator. Window.

Bedroom Three

2.49 x 1.79 (8'2" x 5'10")

Carpet. Pendant light. Radiator. Window.



Bathroom

1.90 x 2.10 (6'2" x 6'10")

Family bathroom. Full length bath with electric 'Mira' riser rail shower above. Wash hand basin. Toilet. Heated towel rail. Part tiled walls.

Front Garden

Flower beds to the front of the property.

Rear Garden

Mostly laid to lawn. Shed. Gate to driveway.

Required Information

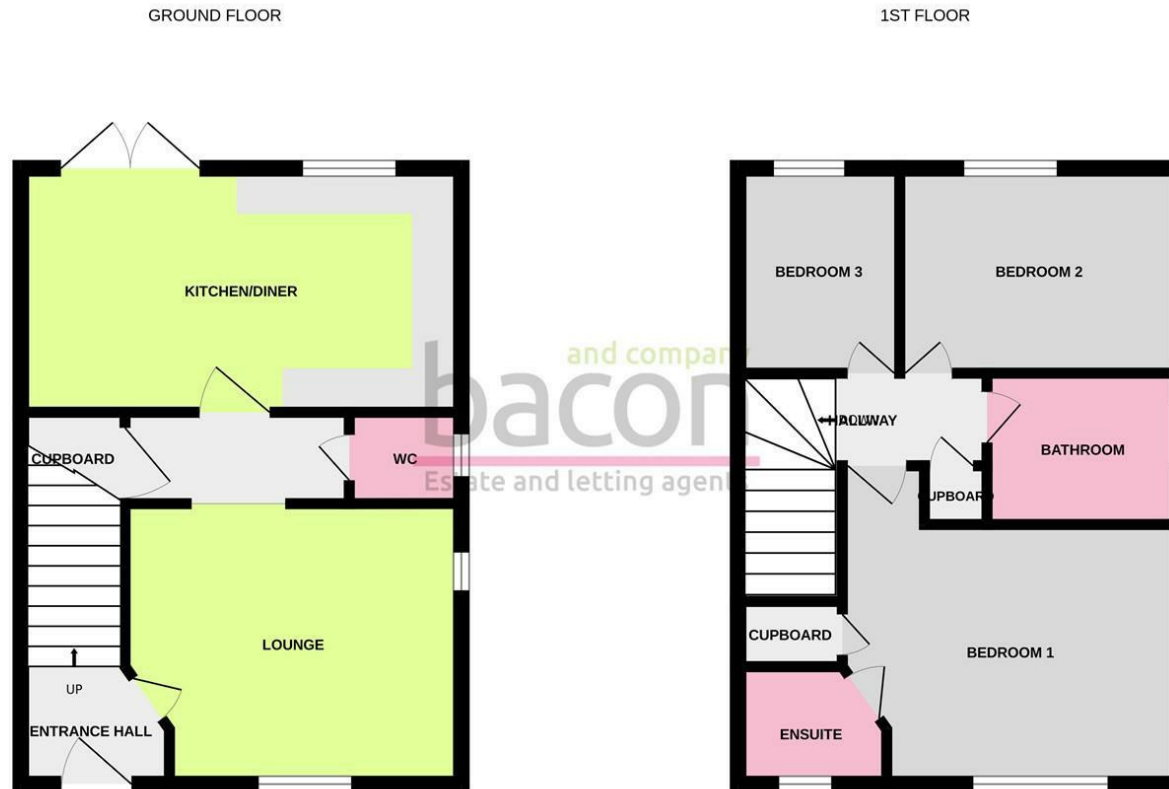
Estate Management Charge: Approximately £300 a year

Council tax band: C

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





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		96
(81-91) B	83	
(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	

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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk