

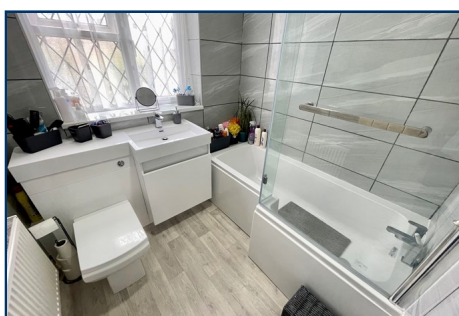
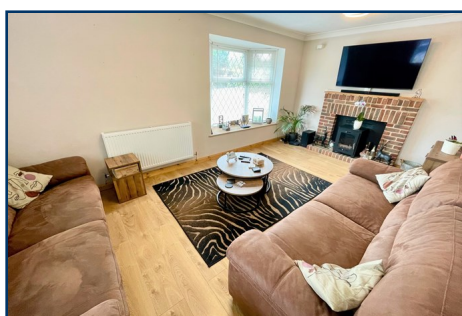


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Chestnut Walk, Highdown Copse, Worthing, West Sussex, BN13 3QL

WELL PRESENTED FOUR BEDROOM DETACHED HOUSE IN HIGHDOWN COPSE

- Four Bedrooms
- Modern Fitted Kitchen
- 18' Lounge
- Downstairs Cloakroom
- Double Glazing
- Gas Central Heating
- Driveway
- Feature Double Width Garage

OFFERS OVER £475,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this four bedroom detached house in a popular area of Highdown Copse, Durrington. The accommodation features downstairs cloakroom, 18' living room, modern fitted kitchen, modern family bathroom. Outside there is a feature rear garden providing a great space for entertaining and double width garage converted to a storage, utility and leisure area. Other features include double glazing, gas central heating, driveway and viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light double glazed side panel windows.

ENTRANCE HALL

Spacious entrance hall with feature wood effect flooring, radiator, flat ceiling with spot lights, under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level W.C, wash hand basin with cupboards under, heated towel rail, frosted double glazed window, coved and textured ceiling, wood effect flooring.

LIVING ROOM - 5.49m x 3.12m (18' x 10' 3")

Double aspect with feature wood effect flooring, leaded light double glazed window, feature leaded light bay double glazed window with deep window sill, brick fire surround with electric log effect burner, coved and textured ceiling, radiator.

DINING ROOM - 3.35m x 2.51m (11' x 8' 3")

Feature wood effect flooring, double glazed leaded light windows, sliding double glazed patio doors leading to the rear garden, radiator.

KITCHEN - 3.15m x 2.74m (10' 4" x 9')

Excellent range of modern gloss fitted units comprising inset single drainer sink unit with mixer tap with cupboards under, space and plumbing for washing machine, work top surface adjacent with cupboard and drawers under and eye level cupboards over, coloured glass splashback, fitted range cooker with modern extractor over, cupboard housing the Valiant boiler supplying the domestic hot water and central heating, integrated dishwasher, integrated fridge, further work top surface opposite with cupboards and drawers under and eye level cupboards over, leaded light double glazed windows, leaded light double glazed door giving access to the rear garden, radiator, part tiled walls.

FROM THE ENTRANCE HALL

STAIRS LEADING TO THE LANDING

Double glazed leaded light window, coved and textured ceiling with spot lights.

BEDROOM ONE - 3.51m x 3.18m (11' 6" x 10' 5")

Double glazed leaded light window, radiator, textured ceiling.

BEDROOM TWO - 3m x 2.67m (9' 10" x 8' 9")

Double glazed leaded light window, radiator, textured ceiling.

BEDROOM THREE - 3.18m x 1.83m (10' 5" x 6')

Double glazed leaded light window, radiator, coved and textured ceiling.

BEDROOM FOUR - 2.67m x 2.16m (8' 9" x 7' 1")

Double glazed leaded light window, radiator, coved and textured ceiling.

FAMILY BATHROOM

Modern fitted P-Shaped bath with fitted shower screen, wash hand basin with cupboards under, W.C, leaded light double glazed window, radiator, attractive tiled walls, coved and textured ceiling.

OUTSIDE

REAR GARDEN

Superb feature rear garden offering a high degree of seclusion, paved patio to the front, lawned area, paved patio to the rear, feature decked area, gate giving access to the front and driveway of the property, garden shed, personal door to a

DOUBLE WIDTH GARAGE - 5.23m x 5m (17' 2" x 16' 5")

The pitched roof garage has been split with the front area being used as storage and utility area, the rear part being used as a Man Cave with power and light, T.V point, feature flooring, coved and flat ceiling with spotlights, ample cupboards and storage space.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.