



**IAN WATKINS**  
Estate Agents

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Kennet Close, Durrington, Worthing, West Sussex, BN13 3LD

**AN EXTENDED 3 BED DETACHED FAMILY HOME IN QUIET CUL-DE-SAC LOCATION**

- Three Bedrooms
- 23'10 Spacious Lounge/Dining
- Utility Room
- Ground Floor Cloakroom
- Sun room
- Double Glazing & GFCH
- Garage
- Viewing Recommended

**£419,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached house situated in the favoured area of Durrington, close to local shopping facilities, bus routes and Durrington station. The accommodation features spacious lounge/dining room, utility area, sun room and downstairs cloakroom. Outside there is a secluded rear garden, paved front garden providing off road parking and a garage. Other features include double glazing and gas central heating. Viewing is highly recommend.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door.

### **ENTRANCE PORCH**

Port hole style double glazed window, radiator, feature wood effect flooring, coved and textured ceiling, glazed panelled door to-

### **ENTRANCE HALLWAY**

Radiator, double glazed window, coved and textured ceiling, door to -

### **SPACIOUS THROUGH LOUNGE/DINING ROOM - 7.26m x 4.27m (23' 10" x 14')**

Narrowing at the dining end to 8'6

Lounge area - South facing double glazed window, radiator, understairs storage cupboard, feature wood effect flooring.

Dining area - radiator, double glazed double doors giving access to the -

### **SUN ROOM - 3.05m x 2.95m (10' x 9' 8")**

Feature wood effect flooring, double glazed windows, radiator, double glazed double doors leading to the secluded rear garden.

### **KITCHEN - 2.64m x 2.59m (8' 8" x 8' 6")**

Comprising of inset stainless steel single drainer sink unit with mixer tap and cupboards under, space for dishwasher, space and plumbing for washing machine, roll top work surface adjacent with cupboards under and eye level cupboards over, oven and four ring gas hob with concealed extractor, further roll top work surface with drawers under and eye level cupboards over.

### **UTILITY AREA**

Radiator, space for tall fridge/freezer, space for tumble dryer, door giving access to -

### **DOWNSTAIRS CLOAKROOM**

Low level W.C, wash hand basin with tiled splash back, double glazed frosted window.

### **FROM THE ENTRANCE HALL STAIRS LEADING TO-**

### **LANDING**

Double glazed window, hatch to roof space, wall mounted central heating control thermostat, linen cupboard with slatted shelving, boiler supplying domestic hot water and central heating.

### **BEDROOM ONE - 3.76m x 3.15m (12' 4" x 10' 4")**

South facing, double glazed window, fitted wardrobes with hanging rail and shelving, radiator, coved and textured ceiling.

### **BEDROOM TWO - 2.74m x 2.79m (9' x 9' 2")**

Double glazed window, radiator, coved and textured ceilings with spotlights.

### **BEDROOM THREE - 2.62m x 2.06m (8' 7" x 6' 9")**

Double glazed South facing window, fitted wardrobe with hanging rail and shelving, radiator, coved and textured ceiling.

### **BATHROOM**

Comprising bath with shower attachment and fitted shower screen, low level W.C, vanity wash hand basin with cupboards under, fully tiled walls, heated towel rail, frosted double glazed windows.

### **OUTSIDE**

#### **REAR GARDEN**

Offers a good deal of seclusion, paved patio area to the front, paved side area with personal door leading to the garage, lawned area with raised borders, outside water tap, gate giving access to the front of the property.

#### **GARAGE**

Garolla up and down electric doors.

#### **FRONT GARDEN**

Mainly paved providing off road parking.

**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.