

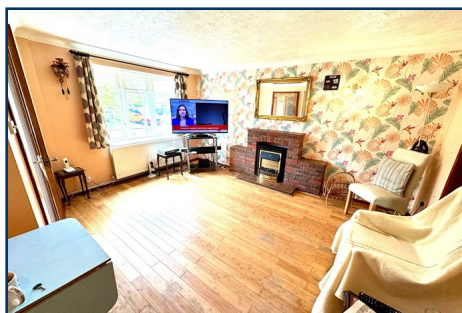


**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Chaffinch Close, Durrington, Worthing, West Sussex, BN13 2TZ

**A 3 BED DETACHED FAMILY HOME IN QUIET CUL-DE-SAC**

- Three Bedrooms
- Downstairs Cloakroom
- South Facing Lounge
- Spacious Kitchen/Dining Room
- Conservatory
- Family Bathroom/WC
- Secluded Rear Garden
- Driveway & Garage

**£374,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached house in a quiet cul-de-sac in Durrington. The accommodation features downstairs cloakroom, South facing lounge, spacious kitchen/dining room, conservatory and family bathroom/WC. Outside there is a secluded rear garden, driveway and garage. Further features include double glazing and gas central heating. Viewing recommended.

Accommodation in brief comprises:

**DOUBLE GLAZED DOOR TO -**

**ENTRANCE**

Textured ceiling, radiator.

**DOWNSTAIRS CLOAKROOM**

With low level WC, corner wash hand basin with tiled splashback, radiator, frosted double glazed window.

**SOUTH FACING LOUNGE - 4.5m x 3.89m (14' 9" x 12' 9")**

Double glazed window, double radiator, attractive brick fire surround with fitted coal effect electric fire and tiled hearth, wooden laminate flooring, coved and textured ceiling, door to -

**SPACIOUS KITCHEN/DINING ROOM - 4.83m x 3.05m (15' 10" x 10')**

The kitchen area comprises inset single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface adjacent with cupboards and drawers under and eye level cupboards over, electric cooker point and space for cooker, further roll top work surface with space and plumbing for washing machine, space for dishwasher and fridge, radiator, tiled floor, part tiled walls, wall mounted gas fired boiler which supplies domestic hot water and central heating, double glazed window, under stairs larder with shelving. In the dining area there is wooden laminate flooring, private door leading to the garage, sliding double glazed patio doors leading to -

**CONSERVATORY - 3.15m x 2.36m (10' 4" x 7' 9")**

Double glazed windows, radiator, double glazed sliding patio doors leading to the secluded rear garden.

**FROM THE ENTRANCE STAIRS LEADING TO -**

**FIRST FLOOR LANDING**

Double glazed window, airing cupboard with hot water tank and slatted shelving over.

**BEDROOM ONE - 3.76m x 2.74m (12' 4" x 9')**

Double glazed window, with built-in double wardrobe with hanging

rail and shelving, radiator, wooden laminated flooring, coved and textured ceiling.

**BEDROOM TWO - 3.15m x 2.44m (10' 4" x 8')**

Double glazed window, built-in wardrobe, radiator, textured ceiling.

**BEDROOM THREE - 2.84m x 2.59m (9' 4" x 8' 6")**

Double glazed window, radiator, textured ceiling.

**BATHROOM/WC**

Comprising bath with twin handgrips, shower attachment and screen, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window, radiator.

**OUTSIDE**

**REAR GARDEN**

The rear garden offers a good degree of seclusion to the rear with which is partly laid to lawn with plant, shrub and tree borders, paved patio area, personal door to the garage, access to the front of the property and one side via a garden gate, small shed, outside water tap.

**FRONT GARDEN**

Laid to lawn with garden path leading to the front door, shrub and tree borders.

**DRIVEWAY LEADING TO -**

**GARAGE**

With up and over door, power and light, door giving access to the rear garden.

**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.