

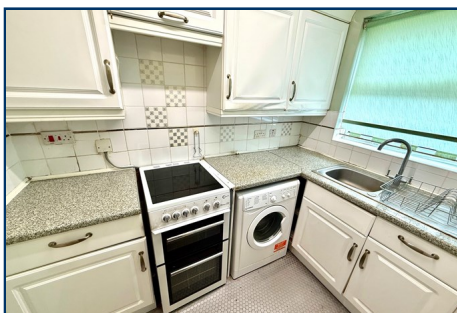


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Edmonton Road, Durrington, Worthing, West Sussex, BN13 2TB

A 2 BED SEMI-DET BUNGALOW IN FAVOURED LOCATION WITH GARAGE

- Two Bedrooms
- 15'10" Living Room
- 12' Conservatory
- Gas Heating
- West Facing Rear Garden
- Driveway and Garage
- No Ongoing Chain
- Potential to Extend (SSTC)

£279,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow in the favoured area of Durrington, close to the Tesco shopping complex, bus services and doctors surgery. The accommodation features living room, kitchen, conservatory and bathroom/WC. Outside there is a West facing rear garden, front garden, private driveway and garage. Further features include gas heating, no ongoing chain and potential to extend, subject to usual consents. Viewing recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Cupboard housing wall mounted gas fired boiler Valliant boiler supplying domestic hot water and central heating.

LIVING ROOM - 4.83m x 3.15m (15' 10" x 10' 4")

Double glazed and secondary glazed window, textured ceiling, radiator.

KITCHEN - 2.39m x 1.52m (7' 10" x 5')

Comprising inset single drainer sink unit with mixer tap, cupboard and drawer under, roll top work surface adjacent with cupboard and drawer under, eye level cupboard over, space and plumbing for washing machine, electric cooker point and space for cooker, part tiled walls, double glazed window, textured ceiling, built-in cupboard with shelving and houses a freezer or fridge.

FROM THE LOUNGE IS A DOOR LEADING TO -

SMALL INNER HALLWAY

BEDROOM ONE - 4.01m x 2.67m (13' 2" x 8' 9")

Double glazed and secondary glazed window, radiator, textured ceiling.

BEDROOM TWO - 2.87m x 2.08m (9' 5" x 6' 10")

Double glazed door leading to the conservatory, radiator, textured ceiling.

CONSERVATORY - 3.68m x 2.21m (12' 1" x 7' 3")

Double glazed windows and double glazed doors giving access to the rear garden.

BATHROOM/WC

Comprises bath with twin handgrips, shower screen and curtain, double glazed frosted window, wash hand basin with cupboards under, low level WC, radiator, tiled walls.

OUTSIDE

WEST FACING REAR GARDEN

West facing and mainly laid to lawn with borders, paved patio area to the front, gate giving access to the side and front of the property.

FRONT GARDEN

Laid to lawn with plant borders.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With up and over door.

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.