



**IAN WATKINS**  
Estate Agents

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## **SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH GARAGE IN DURRINGTON**

- Two Bedrooms
- 16' Lounge
- Sun Room
- Double Glazing & GFCH
- Private Driveway
- Garage
- No Forward Chain
- Viewing Recommended

**£345,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are delighted to present this two-bedroom detached bungalow for sale in the sought-after area of Durrington, Worthing. The property offers a 16' lounge, a sunroom, and a generously sized kitchen, providing comfortable living spaces.

Outside, you'll find a beautifully secluded rear garden, while the front garden is paved for easy maintenance. Additional features include double glazing, gas-fired central heating, a private driveway leading to the garage, and the added benefit of vacant possession.

Viewing is highly recommended to truly appreciate the potential of this lovely home.

Accommodation in brief comprises:

### **DOUBLE GLAZED FRONT DOOR TO -**

### **ENTRANCE PORCH**

Tiled floor, hand rails, double glazed leaded light windows, double glazed front door to -

### **ENTRANCE**

Radiator, cupboard with hanging rail and shelf, coved and textured ceiling.

### **LOUNGE - 4.88m x 3.86m (16' x 12' 8")**

Double glazed window over looking the rear garden, radiator, marble fire place and surround with fitted coal effect fire, coved and textured ceilings, door to -

### **SUN ROOM - 2.57m x 2.34m (8' 5" x 7' 8")**

Double aspect with double glazed windows, double glazed door with leaded light windows providing access to the rear garden, radiator, coved and textured ceiling.

### **KITCHEN - 3.71m x 2.34m (12' 2" x 7' 8")**

Excellent range of fitted units comprising inset one and a half bowl sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards and drawers under and eye level cupboards over, space and plumbing for washing machine, fitted four ring hob with concealed extractor over, cupboard housing the Baxi gas fired boiler supplying domestic hot water and central heating, integrated fridge freezer, fitted Whirlpool oven with cupboards under and over, corner display unit, part tiled walls, coved and textured ceiling, double glazed window, double glazed door providing access to the side and front of the property.

### **BEDROOM ONE - 3.53m x 3.51m (11' 7" x 11' 6")**

Radiator, double glazed leaded light window, coved and textured ceiling.

### **BEDROOM TWO - 4.06m x 2.44m (13' 4" x 8')**

Radiator, hatch to roof space, fitted wardrobes, coved and textured ceiling, double glazed window.

### **BATHROOM**

Bath with twin hand grips, pedestal wash hand basin, low level W.C, radiator, corner vanity unit, double glazed leaded light window and tiled walls.

### **OUTSIDE**

### **REAR GARDEN**

West facing and offering a good degree of seclusion, lawned with plant shrub and bush borders, paved patio area, personal double glazed door to the garage.

### **FRONT GARDEN**

Paved for easy maintenance, private driveway to the -

### **GARAGE - 5.74m x 2.49m (18' 10" x 8' 2")**

Power and light

**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.