

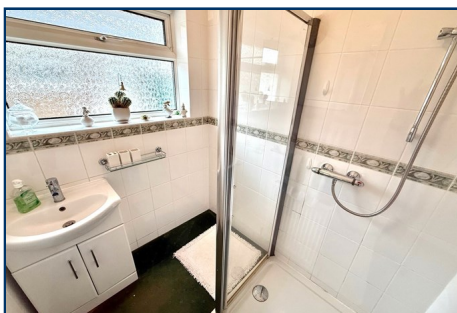


IAN WATKINS
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A 2 BEDROOM DET BUNGALOW IN FAVOURED FLEETWING AREA WITH NO CHAIN

- Two Bedrooms
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Shower Room
- Separate WC
- Double Glazed & Gas Heating
- South Facing Rear Garden
- Driveway & Garage

GUIDE PRICE £375,000 - £385,000 FREEHOLD

Helping you find your home

GUIDE PRICE - £375,000 - £385,000. Ian Watkins Estate Agents are very pleased to offer for sale this two bedroom detached bungalow in the favoured area of Fleetwing, close to bus services, Tesco shopping complex, doctors and local shopping parade at The Lamb. The accommodation features spacious lounge/dining room, modern fitted kitchen, shower room and separate WC. Outside is a feature South facing rear garden, front garden, private driveway and garage. Further features include double glazing, gas heating and no ongoing chain. Internal viewing is highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Built-in cloaks cupboard with shelving, door to -

SPACIOUS LOUNGE/DINING ROOM - 6.76m x 4.83m (22' 2" x 15' 10")

Measurements narrowing to 11'7". This room is South facing with double glazed windows overlooking the rear garden, radiator, fitted electric coal effect fire with attractive wooden surround, space for dining room table, coved and textured ceiling, door to -

INNER HALL

Radiator, hatch to roof space with pull down ladder.

MODERN FITTED KITCHEN - 3.66m x 2.13m (12' x 7')

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with cupboards and drawer under, roll top work surface adjacent with space and plumbing for washing machine, further base level cupboard and drawer unit, eye level cupboards, electric cooker point and space for cooker, further roll top work surface with cupboards and drawers under and eye level cupboards over, larder style unit with shelving, space for tall fridge/freezer, cupboard housing Worcester gas fired boiler which supplies domestic hot water and central heating, double glazed windows, part tiled walls, double glazed door giving access to the side and rear garden.



BEDROOM ONE - 3.78m x 3.66m (12' 5" x 12')

Double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 2.87m x 2.59m (9' 5" x 8' 6")

Double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

Comprising corner shower cubicle with fitted shower unit, wash hand basin with cupboards under, radiator, tiled walls, frosted double glazed window, coved and textured ceiling.

SEPARATE WC

With low level suite, frosted double glazed window, coved and textured ceiling.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property being South facing and offering a high degree of seclusion, being mainly laid to lawn with borders, paved patio area to the front, garden shed, access to the front garden via a garden gate.

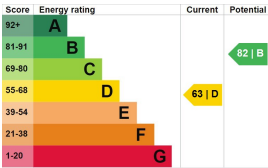
FRONT GARDEN

Being lawned.

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.