

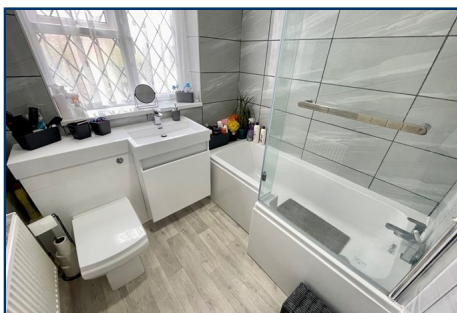


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Chestnut Walk, Highdown Copse, Worthing, West Sussex, BN13 3QL

WELL PRESENTED 4 BED DETACHED HOUSE ON CORNER PLOT IN HIGHDOWN COPSE

- Four Bedrooms
- Modern Fitted Kitchen
- 18' Lounge
- Downstairs Cloakroom
- New Double Glazing
- Gas Central Heating
- Driveway
- Feature Double Width Garage

£469,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this four bedroom detached house in a popular area of Highdown Copse, Durrington. The accommodation features downstairs cloakroom, 18' living room, modern fitted kitchen, modern family bathroom. Outside there is a feature rear garden providing a great space for entertaining and double width garage converted to a storage, utility and leisure area. Other features include newly fitted double glazing, gas central heating, driveway and viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light double glazed side panel windows.

ENTRANCE HALL

Spacious entrance hall with feature wood effect flooring, radiator, flat ceiling with spot lights, under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level W.C, wash hand basin with cupboards under, heated towel rail, frosted double glazed window, coved and textured ceiling, wood effect flooring.

LIVING ROOM - 5.49m x 3.12m (18' x 10' 3")

Double aspect with feature wood effect flooring, newly fitted double glazed window, feature newly fitted bay double glazed window with deep window sill, brick fire surround with electric log effect burner, coved and textured ceiling, radiator.

DINING ROOM - 3.35m x 2.51m (11' x 8' 3")

Feature wood effect flooring, newly fitted double glazed windows, sliding double glazed patio doors leading to the rear garden, radiator.

KITCHEN - 3.15m x 2.74m (10' 4" x 9')

Excellent range of modern gloss fitted units comprising inset single drainer sink unit with mixer tap with cupboards under, space and plumbing for washing machine, work top surface adjacent with cupboard and drawers under and eye level cupboards over, coloured glass splashback, fitted range cooker with modern extractor over, cupboard housing the Valiant boiler supplying the domestic hot water and central heating, integrated dishwasher, integrated fridge, further work top surface opposite with cupboards and drawers under and eye level cupboards over, newly fitted double glazed windows, leaded light double glazed door giving access to the rear garden, radiator, part tiled walls.

FROM THE ENTRANCE HALL

STAIRS LEADING TO THE LANDING

Newly fitted double glazed window, coved and textured ceiling with spot lights.

BEDROOM ONE - 3.51m x 3.18m (11' 6" x 10' 5")

Newly fitted double glazed window, space for a super king size bed, radiator, textured ceiling.

BEDROOM TWO - 3m x 2.67m (9' 10" x 8' 9")

Newly fitted double glazed window, radiator, textured ceiling.

BEDROOM THREE - 3.18m x 1.83m (10' 5" x 6')

Newly fitted double glazed window, radiator, coved and textured ceiling.

BEDROOM FOUR - 2.67m x 2.16m (8' 9" x 7' 1")

Newly fitted double glazed window, radiator, coved and textured ceiling.

FAMILY BATHROOM

Modern fitted P-Shaped bath with fitted shower screen, wash hand basin with cupboards under, W.C, newly fitted double glazed window, radiator, attractive tiled walls, coved and textured ceiling.

OUTSIDE

REAR GARDEN

Superb feature rear garden offering a high degree of seclusion, paved patio to the front, lawned area, paved patio to the rear, feature decked area, gate giving access to the front and driveway of the property, garden shed, personal door to a

DOUBLE WIDTH GARAGE - 5.23m x 5m (17' 2" x 16' 5")

The pitched roof garage has been split with the front area being used as storage and utility area, the rear part being used as a Man Cave with power and light, T.V point, feature flooring, coved and flat ceiling with spotlights, ample cupboards and storage space.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.