

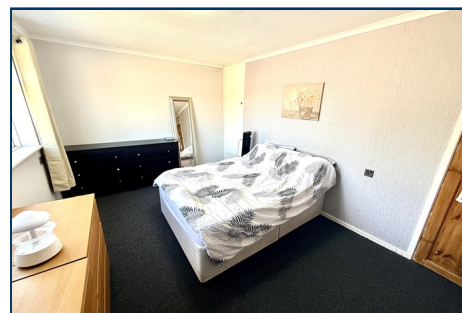


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Willow Crescent, Durrington, Worthing, West Sussex, BN13 2SY

A WELL PRESENTED TWO BEDROOM TERRACE HOUSE IN POPULAR DURRINGTON

- Two Bedrooms
- Modern Fitted Kitchen
- Conservatory
- Modern Bathroom
- Gas Warm Air Central Heating
- Double Glazing
- Garden Pod / Office
- Off Road Parking

OFFERS OVER £279,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to offer for sale a well-presented two-bedroom terraced home in sought-after Durrington.

This attractive property is ideally situated in a popular residential area. The accommodation comprises a spacious lounge, a stylish modern kitchen, and a contemporary bathroom. A standout feature is the 13'7" conservatory, providing an excellent additional living space with views over the garden.

Outside, the property benefits from a secluded rear garden—perfect for relaxing or entertaining—and a versatile garden pod, ideal for use as a home office or studio. The front garden is block paved, offering convenient off-road parking.

Additional features include gas warm air central heating and double glazing throughout.

Early viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Meter cupboard.

LOUNGE - 4.5m x 3.99m (14' 9" x 13' 1")

Airing cupboard with slatted shelving and cupboard over, warm air heating vent, coved and textured ceiling, double glazed door to -

CONSERVATORY - 4.14m x 2.57m (13' 7" x 8' 5")

Power and light, double glazed windows and double glazed doors providing access to the secluded rear garden.

KITCHEN - 3.05m x 2.62m (10' x 8' 7")

Excellent range of modern fitted units comprising inset single drainer sink unit with mixer tap and cupboard under, space for washing machine and slim-line dishwasher, work top work surface with fitted four ring gas hob and extractor over, deep base level cupboards, eye level cupboards, further roll top work surface with cupboards under and over, integrated fridge/freezer, cupboard housing the boiler which supplies the warm air central heating, fitted double oven with cupboards under and over, double glazed window, coved and flat ceiling with down lights.

FROM THE LOUNGE STAIRS LEADING TO

FIRST FLOOR LANDING

BEDROOM ONE - 4.52m x 3.05m (14' 10" x 10')

Double glazed window, warm air central heating vent, built in storage with shelving, coved and textured ceiling.

BEDROOM TWO - 2.74m x 2.64m (9' x 8' 8")

Double glazed window, built in wardrobe, warm air central heating vent, textured ceiling.

BATHROOM

Modern fitted bathroom comprising of white suite, bath with fitted electric shower unit, shower curtain rail, pedestal wash hand basin, low level W.C, part tiled walls, frosted double glazed window.

OUTSIDE

REAR GARDEN

Artificial grass, side border, paved area, decked area, rear garden gate, and garden pod.

GARDEN POD - 2.69m x 2.29m (8' 10" x 7' 6")

Power and light, double glazed window and double glazed door.



Garden Pod / Office

FRONT GARDEN

Block paving providing off road parking.

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.