

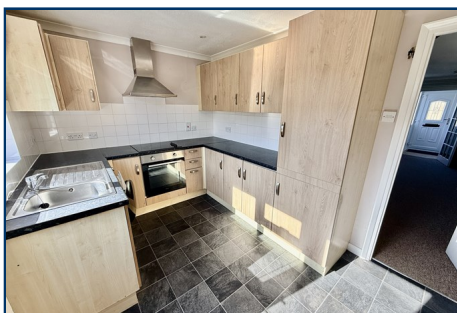


IAN WATKINS
Estate Agents

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A 2 BEDROOM ATTRACTIVE TERRACE HOUSE WITH NO ONGOING CHAIN

- Two Double Bedrooms
- Lounge/Dining Room
- Modern Kitchen/Breakfast Rm
- Bathroom/WC
- South Facing Rear Garden
- Double Glazed
- NO ONGOING CHAIN
- Ideal FTB or Investor

£280,000 FREEHOLD

Helping you find your home

***** NO ONWARD CHAIN ***** Ian Watkins Estate Agents are delighted to present this charming two-bedroom terraced home, ideally situated in the sought-after area of Durrington. Perfectly positioned within easy reach of a local primary school, Tesco shopping complex, and excellent bus links, this property offers both convenience and comfort. Outside there is a South facing rear garden and front garden. Further features include double glazing and no ongoing chain.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR WITH LEADED LIGHT GLASS INSERT TO -

ENTRANCE

With fitted storage cupboard, glazed panelled door to -

LOUNGE/DINING ROOM - 5.97m x 3.63m (19' 7" x 11' 11")

Double glazed window, slimline storage heater, coved and textured ceiling.

MODERN FITTED KITCHEN/BREAKFAST ROOM - 3.61m x 2.51m (11' 10" x 8' 3")

Comprises inset single drainer stainless steel sink unit with cupboard under and space for washing machine, roll top work surface adjacent with an excellent range of cupboards and drawers under and eye level cupboards over, fitted oven and 4-ring hob with stainless steel extractor over, tall larder style unit, space for breakfast table and fridge/freezer, part tiled walls, coved and textured ceiling with spotlights, double glazed windows and double glazed door leading to the South facing rear garden.

FROM THE LOUNGE, STAIRS LEADING TO -

LANDING

Hatch to roof space with pull down ladder, airing cupboard with hot water tank and slatted shelving over.

BEDROOM ONE - 3.63m x 3.2m (11' 11" x 10' 6")

Double glazed window, slimline Dimplex storage heater, coved and textured ceiling.

BEDROOM TWO - 3.38m x 2.49m (11' 1" x 8' 2")

Double glazed window, built-in cupboard with shelving, slimline Dimplex storage heater, textured ceiling.

BATHROOM/WC

White suite comprising bath with twin handgrips, fitted Mira Sport shower with shower screen, pedestal wash hand basin, low level WC, part tiled walls, textured ceiling with spotlights, heated towel rail.



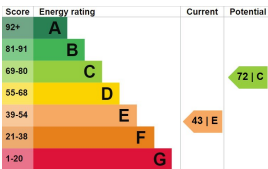
OUTSIDE

REAR GARDEN

The rear garden is a particular feature of the property, being South facing, area of paved patio to the front, lawned area to the middle, further paved patio to the rear of the garden, gate giving rear access, outside water tap.

FRONT GARDEN

Laid to lawn with borders, path leading to front 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.