



**IAN WATKINS**  
Estate Agents

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## **SPACIOUS FOUR BED FAMILY HOME IN SOUGHT AFTER DURRINGTON AREA**

- Four bedrooms
- 25'9" lounge/dining room
- Study/play room
- 20' kitchen/breakfast room
- En-suite shower room
- Off road parking
- Solar panels with power & income
- Garage

**£284,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this 4 bedroom terraced house in Durrington. The accommodation features entrance, entrance porch, entrance hall, lounge/dining room, study/playroom, kitchen/breakfast room, first floor landing, bedroom two, bedroom three, bedroom four, modern fitted bathroom/wc, stairs leading to second floor landing, bedroom one, door leading to , en-suite shower room/wc, outside, rear garden and front garden, four bedrooms, 25'9" lounge/dining room, study/play room, 20' kitchen/breakfast room, modern family bathroom/wc, en-suite shower room, off road parking and solar panels with power & income.

Accommodation in brief comprises:

### **ENTRANCE**

Front door to -

### **ENTRANCE PORCH**

Double glazed windows, power, lights, glazed door giving access to -

### **ENTRANCE HALL**

Radiator, textured ceiling.

### **LOUNGE/DINING ROOM - 7.85m x 3.35m (25' 9" x 11')**

Lounge area, radiator, South facing double glazed window, attractive fire surround with a fitted electric fire, textured ceiling, understairs storage cupboard, radiator.

Dining room area, textured ceiling, glazed doors and access to the study.

### **STUDY/PLAYROOM - 2.59m x 2.57m (8' 6" x 8' 5")**

Wall mounted boiler that supplies domestic hot water and gas central heating, double glazed window over looking the rear garden, textured ceiling.

### **KITCHEN/BREAKFAST ROOM - 6.1m x 2.13m (20' x 7')**

Comprises of inset single drainer stainless steel sink with mixer tap, cupboards under, roll top work surface adjacent with further cupboards, eye level cupboards, fitted oven with 4-ring gas hob, space for tall fridge freezer with cupboard over, space for dishwasher, breakfast bar with cupboards over and drawers under, further roll top work surface with cupboards and drawers under, eye level cupboards over with 2 wine racks, space and plumbing for washing machine, double glazed window, double glazed door giving access to the rear garden.

### **FIRST FLOOR LANDING**

Linen cupboard with shelving.

### **BEDROOM TWO - 3.28m x 2.44m (10' 9" x 8')**

Radiator, double glazed South facing window, textured ceiling.

### **BEDROOM THREE - 3.4m x 2.46m (11' 2" x 8' 1")**

Radiator, double glazed window, understairs storage cupboard, textured ceiling.

### **BEDROOM FOUR - 3.25m x 1.83m (10' 8" x 6')**

Double glazed window, textured ceiling.

### **MODERN FITTED BATHROOM/WC**

Modern white suite, with shaped bath, shower attachment, shower screen, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window, heated towel rail, wall mounted convector heater.

### **STAIRS LEADING TO SECOND FLOOR LANDING**

### **BEDROOM ONE - 4.57m x 3.35m (15' x 11')**

Spacious room, double glazed window with views over Durrington, radiator, flat ceiling with spotlights, South facing velux window.

### **DOOR LEADING TO**

### **EN-SUITE SHOWER ROOM/WC**

With step in shower cubicle, Gainsborough electric shower, tiled walls, pedestal hand basin, tiled splash back, low level WC, frosted double glazed window, shaver point.

### **OUTSIDE**

### **REAR GARDEN**

Laid mainly to paving for ease of maintenance, garden shed, rear access gate.

### **FRONT GARDEN**

Laid to paving to provide off road parking and access to the front door.

### **GARAGE**

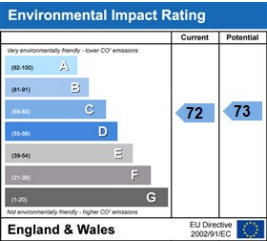
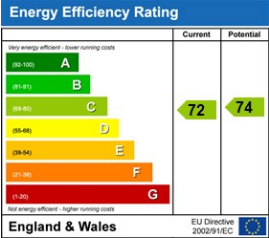
Garage located in compound to left of house. Up and over door.

**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.



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