



IAN WATKINS
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Bramble Lane, Worthing, West Sussex, BN13 3JE

IMMACULATE FOUR BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

- Four Bedrooms
- Downstairs Cloakroom
- Stunning Kitchen/Family Room
- 15' Lounge
- Master Bedroom with En-suite
- Double Glazing & GFCH
- Garage
- Viewing Recommended

£545,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this beautifully appointed and exceptionally well-maintained four-bedroom semi-detached home, situated in the sought-after area of Durrington, Worthing.

The ground floor offers a bright and spacious 15' living room, a convenient downstairs cloakroom, and a modern, stylish kitchen/family room perfect for everyday living and entertaining. On the first floor, you will find three generously sized bedrooms along with a contemporary family bathroom. The second floor is dedicated to an impressive master suite, complete with a luxurious en-suite bathroom.

Outside, the rear garden provides excellent seclusion—ideal for relaxing or family activities. To the front, the property benefits from an attractive garden and a private driveway leading to a garage located at the rear.

Additional features include double glazing and gas central heating throughout.

A viewing is highly recommended to fully appreciate the quality and space this wonderful home has to offer.

Accommodation in brief comprises:

FEATURE WOODEN LEADED LIGHT FRONT DOOR WITH LEADED LIGHT INSERTS TO -

ENTRANCE

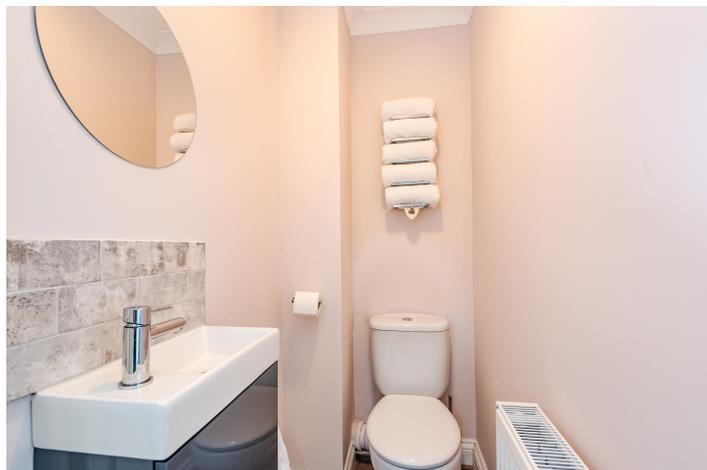
With feature flooring, double glazed window, feature porthole double glazed window, door to -

LIVING ROOM - 4.57m x 3.58m (15' x 11' 9")

South facing with double glazed windows, feature flooring, radiator, coved and flat ceiling with spotlights, opening to further area which has understairs storage cupboard, door to -

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with cupboard under, radiator, coved and flat ceiling.



Downstairs Cloakroom

STUNNING KITCHEN/FAMILY ROOM - 6.4m x 4.19m (21' x 13' 9")

Kitchen area comprises feature central breakfast table with fitted drawers, inset stainless steel sink with Swan neck mixer tap with worktop surface either side with excellent range of cupboards over and under, fitted hob with cupboards under, large range of fitted cupboards with double oven, microwave, cupboard concealing space and plumbing for washing machine and tumble dryer, integrated tall fridge, integrated tall freezer, part tiled walls, feature flooring, flat ceiling with spotlights. In the family room is a vertical radiator, two double glazed skylights, double glazed window, double glazed bi-fold doors leading to the secluded rear garden.

STAIRS FROM ENTRANCE LEADING TO -

FIRST FLOOR LANDING

Radiator, linen cupboard.

BEDROOM TWO - 4.55m x 2.79m (14' 11" x 9' 2")

South facing with double glazed windows, built-in double wardrobe and built-in single wardrobe, coved and flat ceiling.

BEDROOM THREE - 3.58m x 2.44m (11' 9" x 8')

Double glazed window, radiator, coved and flat ceiling.

BEDROOM FOUR - 2.54m x 1.98m (8' 4" x 6' 6")

Double glazed window, radiator, coved and flat ceiling.

FAMILY BATHROOM

Modern white suite comprising panelled bath with shower attachment and shower screen, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled flooring.

STAIRS FROM LANDING TO -

SECOND FLOOR LANDING

Double glazed window, door to -

MASTER BEDROOM - 4.39m x 3.58m (14' 5" x 11' 9")

Double glazed window with further Velux style double glazed window, slopping ceiling to one side, radiator, eaves storage cupboard, door to walk-in wardrobe with further eaves storage space, door to -

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

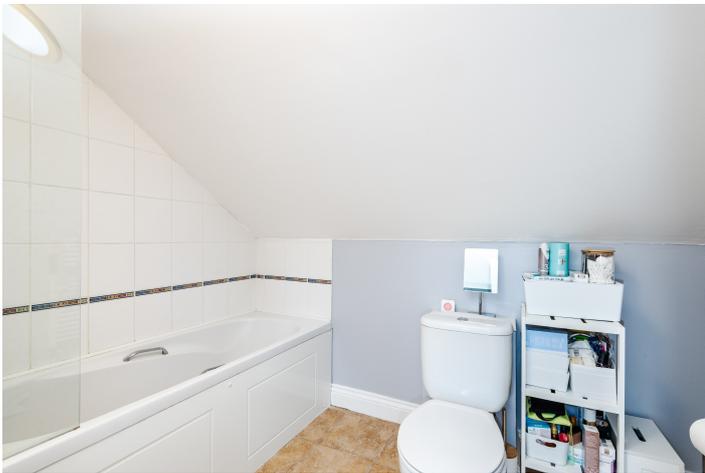
Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or 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.



Master Bedroom

EN SUITE BATHROOM

Comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, shaver point, extractor fan, tiled flooring.



En-suite

OUTSIDE

REAR GARDEN

The rear garden being a feature of the property offering a good degree of seclusion, two paved patio areas to the front and rear, central lawned area with plant and shrub borders, gravelled path to the rear leading to personal door to garage, paved patio to the side leading to the front of the property.

FRONT GARDEN

Laid to Lawn, with off street parking, and an allocated off road parking space adjacent to the front garden.

GARAGE

Located to the rear backing directly onto the rear garden, with power and light points.

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