

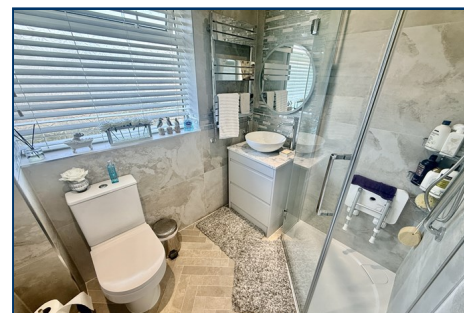


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Crosby Close, Durrington, Worthing, West Sussex, BN13 2RS

A SPACIOUS 3 BED SEMI-DETACHED FAMILY HOUSE IN A QUIET CUL-DE-SAC

- 17'10" Living Room
- 2nd Reception Room
- 18' Kitchen/Break Rm
- Utility Room & Cloakroom
- Shower Room/WC
- Double Glazed & Gas Heating
- South Facing Rear Garden
- Driveway & Garage

£400,000 - £420,000 GUIDE FREEHOLD

Helping you find your home

Guide Price £400,000 - £420,000. Ian Watkins Estate Agents are pleased to offer for sale this deceptively spacious extended three bedroom semi-detached house in a quiet cul-de-sac in Durrington, close to local shops, bus services and schools. The accommodation features cloakroom, spacious living room with further second reception room, feature kitchen/breakfast room and utility room. On the first floor there is three bedrooms and shower room/WC. Outside there is a South facing rear garden, private driveway, garage and front garden. Further features include double glazing and gas heating. Viewing highly recommended to appreciate the accommodation this property has to offer.

Accommodation in brief comprises:

DOUBLE GLAZED DOOR TO -

ENTRANCE HALL

Radiator, door to -

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with cupboards under and tiled splashback over, frosted double glazed window, radiator.

LIVING ROOM - 5.44m x 4.65m (17' 10" x 15' 3")

Double glazed window, with feature marble tiled surround with inset lighting and electric fire, feature Karndean flooring, two radiators, coved with flat ceiling, spotlighting, under stairs storage cupboard, door to -

FEATURE KITCHEN/BREAKFAST ROOM - 5.49m x 2.95m (18' x 9' 8")

This well fitted kitchen comprises inset single drainer stainless steel sink unit with cupboards under, roll top work surface adjacent with further cupboards and drawers under, fitted Bosch oven with cupboards over and under, wall mounted gas fired boiler which supplies domestic hot water and central heating, further roll top work surface with cupboards and drawers under, eye level cupboards over, three being glass fronted, fitted hob with Bosch extractor over, fitted fridge and freezer, breakfast bar, built-in storage cupboard, radiator, tiled floor, part tiled walls, double glazed window, flat ceiling, glazed panelled door to -

SECOND RECEPTION ROOM - 5.64m x 2.97m (18' 6" x 9' 9")

Double glazed window, radiator, double glazed sliding patio doors leading to the rear garden, coved and flat ceiling, Karndean flooring, air con unit, door to -

UTILITY ROOM - 2.97m x 2.13m (9' 9" x 7')

Radiator, space and plumbing for washing machine, space for further appliances, double glazed window, tiled floor and door giving access to the side and rear garden.

FROM THE LIVING ROOM, STAIRS LEADING TO -

FIRST FLOOR LANDING

Double glazed window, radiator, hatch to roof space with pull down ladder, linen cupboard with shelving.

BEDROOM ONE - 4.57m x 3.05m (15' x 10')

Double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 3.35m x 3.05m (11' x 10')

Double glazed window, radiator, coved and textured ceiling.

BEDROOM THREE - 2.9m x 2.36m (9' 6" x 7' 9")

Double glazed window, radiator, storage area with hanging rail and shelf, coved and textured ceiling.

SHOWER ROOM/WC

With a corner shower cubicle with shower unit and hanging rail, wash hand basin with mixer and vanity unit with drawers, adjacent heated towel rail, close coupled WC, medicine cabinet, frosted double glazed window, fully tiled walls, feature Karndean flooring.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is South facing and laid half to lawn with attractive borders, paved area to the front of the garden, garden shed with further concreted area, outside water tap, side area which is ideal for dustbins, wooden garden gate which leads to the -

BRICK INLAY PRIVATE DRIVEWAY, LEADING TO -

GARAGE

With up and over door.

FRONT GARDEN

Laid to lawn.

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.