

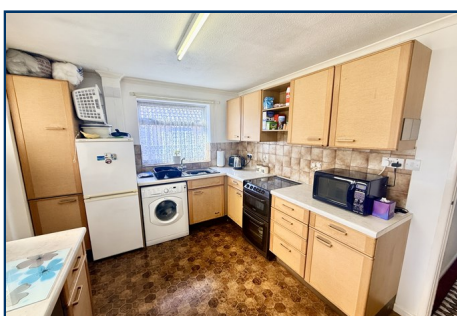


**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Ainsdale Road, Worthing, West Sussex, BN13 2QZ

**A 2 BEDROOM SEMI-DET BUNGALOW IN QUIET LOCATION WITH NO ONWARD CHAIN**

- Two Bedrooms
- 12' Kitchen
- 15'11" Living Room
- Bathroom/WC
- Gas Heating
- Double Glazing
- Driveway & Garage
- Quiet Location

**£339,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow in a quiet location in Durrington, close to bus services and local shops. The accommodation features living room, kitchen, bathroom/WC. Outside there is front and rear garden, private driveway and garage. Further features include gas heating, double glazing and no onward chain. Viewing recommended.

Accommodation in brief comprises:

### ENTRANCE

Double Glazed Front Door to -

### ENTRANCE HALL

Radiator, access to loft space, wall mounted cupboard with electric meter, airing cupboard with hot water tank and shelving.

### LIVING ROOM - 4.85m x 3.33m (15' 11" x 10' 11")

Double glazed window, fireplace, radiator, TV point, telephone point.

### KITCHEN - 3.66m x 2.87m (12' x 9' 5")

Measurements include built-in units, comprising single bowl single drainer sink unit with mixer taps, worktop with cupboards and drawers under and eye level cupboards over, space for cooker, plumbing and space for washing machine, space for fridge/freezer, radiator, wall mounted gas fired boiler which supplies domestic hot water and central heating, part tiled walls, windows and door to -

### REAR PORCH - 2.95m x 1.04m (9' 8" x 3' 5")

Double glazed with sliding double glazed doors to rear garden.

### BEDROOM ONE - 4.37m x 3.38m (14' 4" x 11' 1")

Double glazed window, radiator.

### BEDROOM TWO - 3m x 2.62m (9' 10" x 8' 7")

Double glazed window, radiator.

### BATHROOM/WC

Comprising panelled bath with wall mounted shower, wash hand basin, low level WC, radiator, part tiled walls, two frosted double glazed windows.

### OUTSIDE

### REAR GARDEN

Laid to lawn with flower and shrub borders, garden shed, side gate, enclosed by fencing.

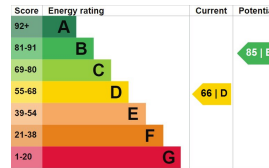
### FRONT GARDEN

Laid mainly to lawn, brick paving to provide off road parking.

### PRIVATE DRIVEWAY, LEADING TO -

### GARAGE

Which currently does not have a garage 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.