

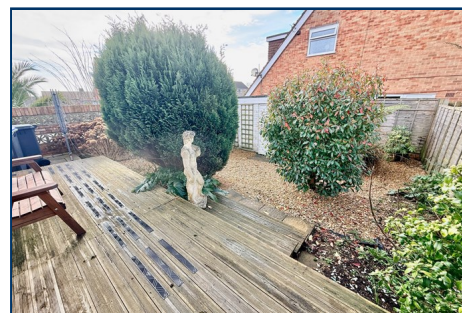
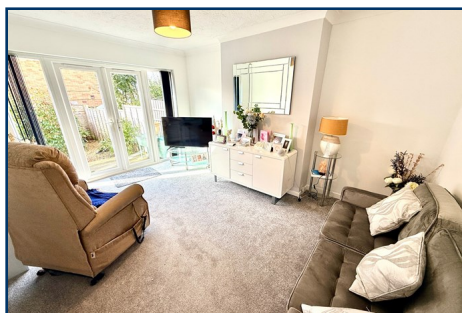


**IAN WATKINS**  
Estate Agents

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

4 Selden Parade, Salvington Road, BN13 2HL



Humber Close, Durrington, Worthing, West Sussex, BN13 3NW

**A WELL PRESENTED 2 BEDROOM SEMI-DET BUNGALOW IN FAVOURED FLEETING AREA**

- Two Double Bedrooms
- Lounge leading to Rear Garden
- Modern Fitted Kitchen
- Wet Room
- Double Glazed & Gas Heating
- West & South Rear Garden
- Driveway and Garage
- Corner position

**£349,995 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are delighted to present this two-bedroom semi-detached bungalow, ideally situated in the sought-after area of Durrington. Conveniently located close to the Tesco store, community centre and local bus routes, this home offers comfortable living in a well-connected setting. The accommodation includes a welcoming lounge, a modern fitted kitchen and a practical wet room. Outside, the property benefits from a South-West facing rear garden, with additional gardens to the front and side. A private driveway leads to the garage, providing ample parking. Further features include double glazing and gas heating. Viewing is highly recommended.

Accommodation in brief comprises:

### **DOUBLE GLAZED FRONT DOOR TO -**

### **ENTRANCE HALL**

With radiator, meter cupboard, two built-in storage cupboards with shelving, overhead storage cupboard.

### **LOUNGE - 4.62m x 3.38m (15' 2" x 11' 1")**

This room is West facing, double glazed French style doors leading to the rear garden, radiator, coved and textured ceiling, TV point.

### **MODERN FITTED KITCHEN - 4.14m x 2.44m (13' 7" x 8')**

Excellent range of modern fitted white units comprising inset single drainer stainless steel sink unit with cupboards under, wood effect work top surface either side with cupboards under with carousel unit and eye level cupboards over, gas cooker point and space for cooker, space for tall fridge/freezer, tall larder style unit which houses the Worcester gas fired boiler which supplies domestic hot water and central heating, further work top surface with cupboard under and space and plumbing for washing machine, space for tumble dryer, feature wood effect flooring, radiator, double glazed window, part tiled walls, double glazed door giving access to the rear garden.

### **BEDROOM ONE - 4.17m x 3.05m (13' 8" x 10')**

Double glazed window, radiator, coved and textured ceiling.

### **BEDROOM TWO - 3.73m x 3.38m (12' 3" x 11' 1")**

Double glazed window, radiator, coved and textured ceiling.

### **WET ROOM**

With a corner Mira Advance shower unit with shower curtain and rail, low level WC, wash hand basin, radiator, double glazed frosted window, part tiled walls, coved and textured ceiling,

extractor.

## **OUTSIDE**

### **SOUTH & WEST FACING REAR GARDEN**

The rear garden is South & West facing with raised decked area to the front of the garden with steps down to a gravelled area with plant, shrub and tree borders, personal door to the garage.

### **FRONT AND SIDE GARDEN**

Laid to lawn with plant, shrub and bushes, pathway to front door.



### **PRIVATE DRIVEWAY LEADING TO -**

### **GARAGE**

With 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.