



IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Stour Road, Durrington, Worthing, West Sussex, BN13 3LY

A WELL PRESENTED 2 BEDROOM DET BUNGALOW WITH SUPERB REAR GARDEN

- 22' Living Room/Dining Room
- Modern Fitted Kitchen
- Two Bedrooms
- Modern Fitted Bathroom/WC
- Gas Fired Heating
- Double Glazed
- Superb South Rear Garden
- Driveway & Garage

£413,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom detached bungalow in the favoured area of Durrington, close to local shops at Tesco complex, bus services and local primary schools. The accommodation features South facing lounge/dining room, modern fitted kitchen and bathroom. Outside there is a superb secluded South facing rear garden, front garden, private driveway and garage. Further features include gas fired heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Built-in storage cupboard with shelf and hanging rail, further double width cupboard with shelving, door to -

SOUTH FACING LOUNGE/DINING ROOM - 6.76m x 4.83m (22' 2" x 15' 10")

Maximum measurements. Being South facing with double glazed double doors opening onto the superb secluded South facing rear garden. In the lounge area there is a radiator, TV point, coved and textured ceiling, in the dining area is a radiator, coved and textured ceiling, door to -

INNER HALLWAY

Radiator, textured ceiling.

BEDROOM ONE - 3.78m x 3.61m (12' 5" x 11' 10")

Double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 3m x 2.74m (9' 10" x 9')

Double glazed window, radiator, coved and textured ceiling.

MODERN FITTED KITCHEN - 3.58m x 2.67m (11' 9" x 8' 9")

Excellent range of units comprising single drainer circular sink with stainless steel circular drainer and mixer tap with cupboards and drawers under, roll top work surface adjacent with fitted oven and 4-ring gas hob and stainless steel extractor over, cupboard and drawer units, eye level units, further roll top work surface with space and plumbing under for washing machine, space for fridge and freezer, part tiled walls, double glazed windows, double glazed door giving access to the side, front and rear of the property, built-in linen cupboard with shelving.

MODERN FITTED BATHROOM/WC

Comprising modern white suite with bath with twin handgrips and

fitted shower attachment, shower curtain and rail, low level WC, wash hand basin with range of cupboards under, shaver point, frosted double glazed window, vertical heated towel rail, part tiled walls, coved and flat ceiling.

OUTSIDE

SECLUDED SOUTH FACING REAR GARDEN

The rear garden is a particular feature of the property, being South facing and offering a high degree of seclusion, the garden is mainly laid to lawn with plant and shrub borders, excellent paved patio area, greenhouse, personal door to the garage, outside water tap, gate giving access to the front of the property.



FRONT GARDEN

Laid to lawn with borders.

PRIVATE DRIVEWAY LEADING TO -

With space for two/three cars.

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.