

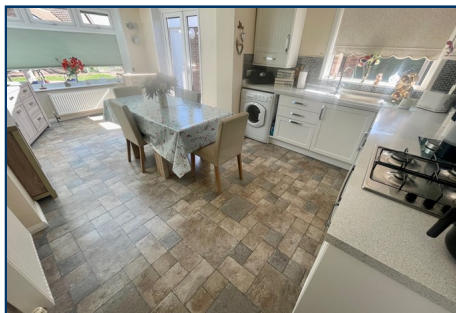


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Durrington Lane, Worthing, West Sussex, BN13 2QU

**A 2 BED SEMI-DET BUNGLAOW WITH DOUBLE LENGTH GARAGE & ORANGERY**

- Two Bedrooms
- 15'2 Lounge
- 18'3" Kitchen/Breakfast Room
- Wet Room
- Secluded Rear Garden
- Double Glazing & GFCH
- Double Length Garage
- No Onward Chain

**OFFERS OVER £395,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow in the popular area of Durrington. The accommodation features a good size wet room, 15'2 lounge, attractive modern fitted kitchen/breakfast room. Outside there is a secluded, partly walled rear garden, feature 24'4 double length garage, the front garden is paved with a brick inlay driveway. Other features include double glazing and gas heating and no onward chain. Viewing is highly recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door to -

### **ENTRANCE HALL**

Radiator, hatch to roof space with pull down ladder, linen cupboard with slatted shelving.

### **LOUNGE - 4.62m x 3.66m (15' 2" x 12')**

Fitted coal effect gas fire with marble insert and hearth with attractive wooden surround, radiator, coved and textured ceiling, double glazed windows and double glazed french doors leading to the secluded rear garden.

### **BEDROOM ONE - 4.42m x 3.35m (14' 6" x 11')**

Excellent range of fitted wardrobes, double glazed window, radiator, coved and textured ceiling.

### **BEDROOM TWO - 3.1m x 2.79m (10' 2" x 9' 2")**

Double aspect with double glazed windows, radiator, coved and textured ceiling.

### **WET ROOM**

Fitted Mira electric shower with shower curtain and rail, pedestal wash hand basin, low level W.C, radiator, tiled walls, two frosted double glazed windows, heated towel rail, extractor, coved and textured ceiling.

### **KITCHEN/BREAKFAST ROOM - 5.56m x 3.66m (18' 3" x 12')**

Triple aspect, kitchen area comprises inset single drainer sink unit with Swan type mixer tap with cupboards and drawers under, work top surfaces either side with space and plumbing for washing machine, cupboard housing Worcester combi gas fired boiler supplying domestic hot water and central heating, range of eye level cupboards, fitted single Neff oven with four ring gas hob with extractor over, space for fridge, attractive iridescent part tiled walls, radiator, coved and textured ceiling.

Breakfast area/Orangery has two double glazed windows, radiator, roof lantern with remote control ceiling fan, double

glazed french doors giving access to the feature secluded rear garden.

### **OUTSIDE**

#### **REAR GARDEN**

A particular feature of the property offering a high degree of seclusion, predominately laid to lawn with a circular paved patio, rear paved patios and paved patio to the front of the garden, garden shed, greenhouse, plant shrub and bush borders, further paved brick inlay area, outside water tap, double gates giving access to the front drive. Personal door to the -

#### **GARAGE - 7.42m x 2.79m (24' 4" x 9' 2")**

Double length garage with electric roller door and remote control, power and light, personal double glazed door to garden.

#### **FRONT GARDEN**

Brick inlay driveway, paved front garden with plant and shrub borders.

**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.