

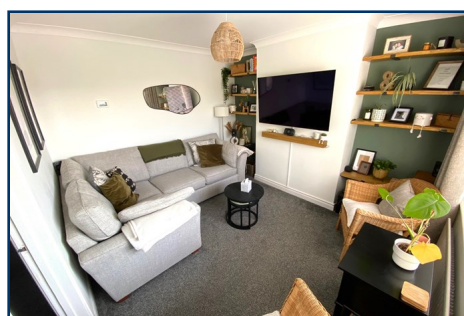


**IAN WATKINS**  
Estate Agents

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**ATTRACTIVE 3 BEDROOM HOUSE WITH DOUBLE WIDTH GARAGE & LOVELY GARDENS**

- Three Good Size Bedrooms
- 16'7 Kitchen Dining Room
- Modern Bathroom
- Separate Lounge
- Beautiful Garden
- Double Glazing & GFCH
- Double Width Garage
- Viewing Highly Recommended

**£350,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this very well presented three bedroom end of terrace house in East Preston. The accommodation features a separate lounge, 16'7 kitchen/dining room and a modern bathroom. Outside the rear garden is ideal for entertaining with a double width garage that could be a great hobbies or games room and off road parking space. Further features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door to -

### **ENTRANCE HALL**

Radiator, coved and flat ceilings, fitted cloak and shoe cupboard with cupboard over.

### **LOUNGE - 3.61m x 3.18m (11' 10" x 10' 5")**

Double glazed window, radiator, coved and flat ceiling, wall mounted central heating thermostat control.

### **KITCHEN/DINING ROOM - 5.05m x 3.12m (16' 7" x 10' 3")**

Comprising of inset single drainer stainless steel sink unit with flexible mixer tap with cupboards under, roll top work surfaces either side with cupboards under, space and plumbing for washing machine, gas and electric cooker point and space for cooker with extractor over, wall mounted cupboards, cupboard concealing gas fired boiler supplying domestic hot water and central heating, wine rack, space for tall fridge/freezer.

In the dining area is a radiator, coved and flat ceiling with spot lights, sliding double glazed doors leading to the patio and rear garden.

### **BEDROOM ONE - 3.66m x 2.97m (12' x 9' 9")**

Double glazed window, radiator, fitted mirror fronted wardrobe, coved and textured ceiling.

### **BEDROOM TWO - 3.23m x 2.97m (10' 7" x 9' 9")**

Double glazed window, radiator, fitted double wardrobe, coved and flat ceiling.

### **BEDROOM THREE - 2.62m x 2.03m (8' 7" x 6' 8")**

Double glazed window, radiator, coved and flat ceiling.

### **BATHROOM - 2.01m x 1.78m (6' 7" x 5' 10")**

Modern fitted bathroom comprising white suite with P-shaped bath with fitted shower and shower screen, low level W.C, wash hand basin with cupboards under, radiator, part tiled walls, frosted

double glazed window, coved and textured ceiling, extractor.

## **OUTSIDE**

### **REAR GARDEN**

Raised patio area, raised plant and shrub borders, lawned area with further shrub borders, door to -



### **FRONT GARDEN**

Laid to lawn.

### **GARAGE - 5.08m x 4.7m (16' 8" x 15' 5")**

Double width garage which could be a great hobbies room or man cave, power and light, windows.

### **OFF ROAD PARKING SPACE**

**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.