

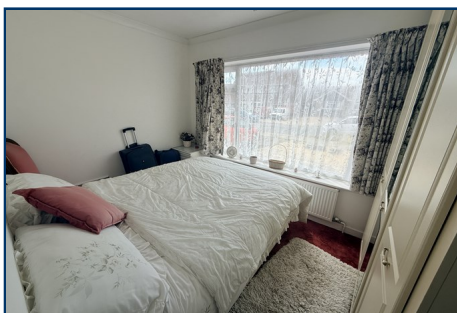
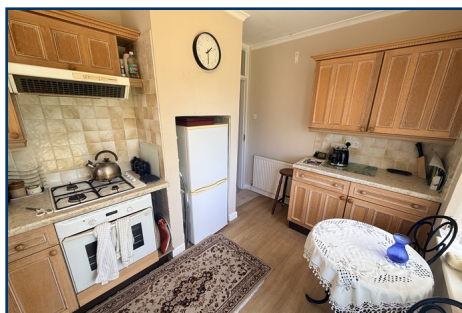


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Adur Avenue, Durrington, Worthing, West Sussex, BN13 3JT

A 3 BED SEMI-DET BUNGALOW IN POPULAR LOCATION WITH NO ONWARD CHAIN

- Three Bedrooms
- West Facing Living Room
- Kitchen/Breakfast Room
- Modern Shower Room
- Double Glazed
- Gas Heating
- Drive and Garage
- Gardens to Front and Rear

£375,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached bungalow in the popular area of Durrington, close to bus services and within walking distance of the Tesco complex. The accommodation features West facing living room, kitchen/breakfast room, modern fitted shower room/WC. Outside there is gardens to the front and rear garden, driveway and garage. Further features include gas heating, double glazing and no ongoing chain. Viewing is recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Two radiators, coved and textured ceiling.

LIVING ROOM - 4.19m x 3.1m (13' 9" x 10' 2")

Double glazed West facing window, stone fire surround with hearth and wooden mantel, radiator, coved and textured ceiling.

KITCHEN/BREAKFAST ROOM - 3.56m x 2.39m (11' 8" x 7' 10")

This room is double aspect and comprises inset single drainer sink unit with mixer tap and cupboard under, space and plumbing for washing machine under, roll top work surface adjacent with cupboard and drawer under and eye level cupboards over, 4-ring gas hob with cooker under and extractor over, space for tall fridge/freezer, further roll top work surface with cupboards and drawers under and eye level cupboards over, space for breakfast table, cupboard housing the gas fired boiler which supplies domestic hot water and central heating, two double glazed windows, double glazed door, part tiled walls, radiator.

BEDROOM ONE - 3.78m x 3.12m (12' 5" x 10' 3")

Double glazed window overlooking the rear garden, radiator, coved and textured ceiling.

BEDROOM TWO - 3.53m x 2.44m (11' 7" x 8')

Double glazed West facing window, range of fitted wardrobes with hanging rail and shelving, radiator, coved and textured ceiling.

BEDROOM THREE - 2.57m x 2.51m (8' 5" x 8' 3")

Double glazed window, coved and textured ceiling.

MODERN FITTED SHOWER ROOM

Comprising step-in shower with Mira shower unit and shower screen, wash hand basin with cupboard units under, fully tiled walls, heated towel rail, frosted double glazed window, linen cupboard with slatted shelving, coved and textured ceiling.

OUTSIDE

REAR GARDEN

The rear garden is mainly laid to L shaped lawn with flower, plant and shrub borders, paved patio to the front of the garden, side garden with paved patio area.

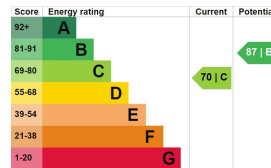
FRONT GARDEN

Which is paved with borders.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With up and over door to the front and rear of the garage, power and light.



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.