

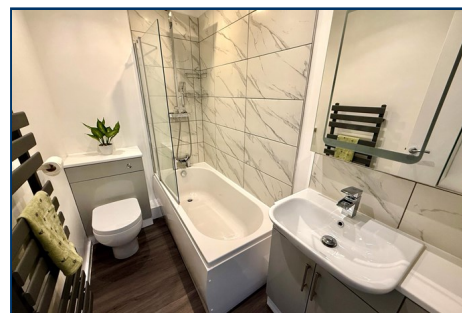
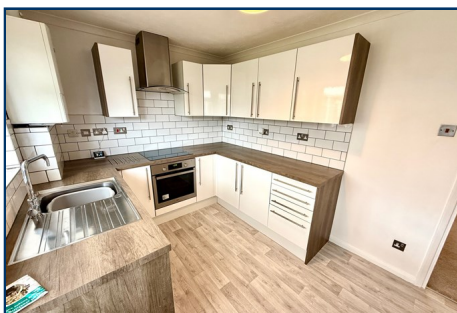
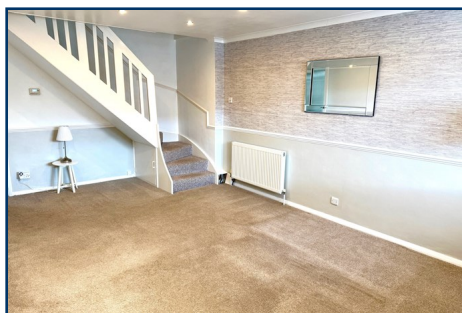


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Edmonton Road, Durrington, Worthing, West Sussex, BN13 2TB

ATTRACTIVE SPACIOUS TWO BEDROOM TERRACED HOUSE

- Double Glazing
- Two large double bedrooms
- Gas Central Heating
- Modern fitted bathroom
- Secluded rear garden
- Modern Kitchen
- Vacant possession
- Viewing recommended

£309,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this 2 bedroom terraced house in Durrington. The accommodation features a spacious lounge/dining room, spacious kitchen/breakfast room, rear garden.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE

Coved and textured ceiling, glazed door to -

SPACIOUS LOUNGE/DINING ROOM - 5.69m x 3.76m (18' 8" x 12' 4")

Double glazed South facing window, radiator, coved and flat ceiling with spotlights, wall mounted central heating thermostat programmer, understairs cupboard.

SPACIOUS KITCHEN/BREAKFAST ROOM - 3.76m x 2.49m (12' 4" x 8' 2")

With excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with mixer tap, work top surface with cupboards under, space and plumbing for washing machine, further work top surface with cupboards and drawers under and eye level cupboards over, fitted oven and hob with stainless steel extractor over, wall mounted Worcester gas fired boiler supplying domestic hot water and central heating, attractive part tiled walls, double glazed window, breakfast bar, radiator, coved and textured ceiling, double glazed door giving access to the rear garden.

FROM THE LOUNGE, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space with pull down ladder.

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

South facing double glazed window, radiator, coved and textured ceiling with spotlights.

BEDROOM TWO - 3.76m x 2.49m (12' 4" x 8' 2")

Double glazed window, radiator, built-in wardrobe.

BATHROOM/WC

Modern white suite comprising bath with fitted shower and shower screen, low level WC, wash hand basin inset into vanity unit with cupboards and drawers under, mirror cupboard over, attractive part tiled walls, heated towel rail, coved and flat ceiling with spotlights, extractor.

OUTSIDE

REAR GARDEN

The rear garden is a pleasant feature of the property with paved area with covered canopy, central area with lawn and borders, decked area towards the rear of the garden, personal door at the rear giving access to the garage in the rear compound.



FRONT GARDEN

The front garden is lawned with a paved area for off road parking.

GARAGE IN COMPOUND AT THE REAR

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.