

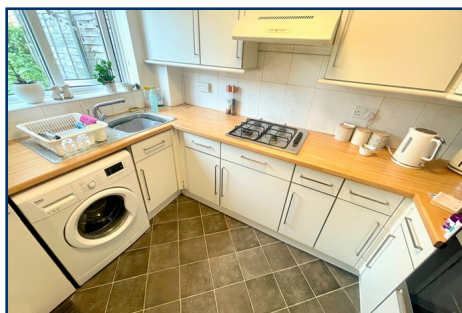


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Taw Close, Durrington, Worthing, West Sussex, BN13 3PQ

WELL PRESENTED THREE BEDROOM FAMILY HOUSE

- Well presented end of terrace
- Three bedrooms
- Spacious lounge/dining room
- Gas Central Heating
- Double Glazing
- Westerly rear garden
- Private drive to garage
- No Onward Chain

£375,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented three bedroom end of terrace house in Durrington. Briefly, the accommodation features a spacious 20'2 lounge/diner, kitchen, family bathroom/WC, double glazing, GFCH, a Westerly aspect rear garden, private drive and garage.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR OPENING TO:

ENTRANCE PORCH

Window, textured ceiling, door to:

LOUNGE/DINING ROOM - 6.15m x 4.27m (20' 2" x 14')

Maximum measurements narrowing slightly in the dining room area. Comprising lounge area with double radiator, telephone point, TV point, spacious understairs cupboard, coved and textured ceiling, further storage cupboard with shelving housing meters and fuse box. Dining area with double radiator, sliding double glazed patio doors leading to attractive rear garden.



KITCHEN - 2.92m x 2.13m (9' 7" x 7')

Comprising inset single drainer stainless steel sink unit with mixer tap, cupboard under, space for dishwasher, space and plumbing for washing machine, wall mounted gas fired boiler supplying domestic hot water and central heating, roll topped work surfaces with further cupboards and drawers under, four ring gas hob with extractor fan over, range of eye level cupboards, fitted oven with cupboards over and under, space for integrated microwave, space for tall fridge/freezer, part tiled walls, double glazed window overlooking rear garden, coved and textured ceiling.

STAIRS LEADING TO:

LANDING

Loft hatch to partly boarded roof space with storage area and

insulation. Textured ceiling, airing cupboard housing hot water tank with slatted shelving over, doors to:

BEDROOM ONE - 3.4m x 3.15m (11' 2" x 10' 4")

Radiator, double glazed window, TV point, textured ceiling.

BEDROOM TWO - 3.86m x 2.44m (12' 8" x 8')

Radiator, double glazed window, textured ceiling.

BEDROOM THREE - 2.74m x 2.16m (9' x 7' 1")

Radiator, double glazed window, textured ceiling.

BATHROOM/WC

White suite comprising bath with twin hand grips with Galaxy Aqua electric shower, shower curtain rail, low level flush WC, pedestal wash hand basin, radiator, double glazed frosted window, ceiling extractor, textured ceiling.

OUTSIDE

REAR GARDEN

West aspect, easy to manage, laid mainly to lawn, paved patio accessed via the patio doors, garden shed, gate giving side access, outside water tap.

FRONT GARDEN

Lawned area.

PRIVATE DRIVEWAY

Providing off street parking and leading to:

GARAGE

Part integral garage with up and over door, power and light provision.

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.