

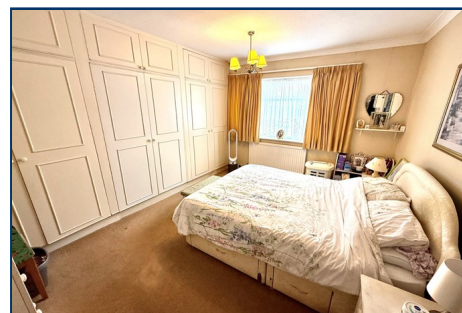


**IAN WATKINS**  
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## **DELIGHTFUL TWO BEDROOM SEMI-DETACHED BUNGALOW WITH GARAGE**

- Two Bedrooms
- 15'7 Lounge
- Conservatory
- Bathroom & Separate W.C
- Beautiful Rear Garden
- Double Glazing & GFCH
- Garage
- Viewing Highly Recommended

**£345,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this charming two-bedroom semi-detached bungalow, ideally situated in the sought-after area of Fleetwing, Durrington. This delightful home features a 15'7" lounge, a generous kitchen, a conservatory, and a bathroom with a separate W.C. Outside, the property boasts a front garden, set back from the road, providing a welcoming first impression. To the rear, a spacious and immaculately maintained garden offers an ideal space for relaxation, outdoor dining, and family gatherings. Additional features include double glazing, gas-fired central heating, and a garage.

Viewing is highly recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door to -

### **ENTRANCE HALL**

Wall mounted electric meter cupboard, radiator, wooden laminate flooring, airing cupboard with hot water tank and slatted shelving over, hatch to roof space with pull down ladder, coved and textured ceiling.

### **LOUNGE - 4.75m x 3.78m (15' 7" x 12' 5")**

South facing double glazed bay window, fitted gas fire, radiator, coved and textured ceiling.

### **KITCHEN - 3.68m x 2.77m (12' 1" x 9' 1")**

Double aspect and comprises of single drainer stainless steel sink unit with cupboards under, space and plumbing for washing machine, roll top work surface adjacent with cupboards and drawers under, further roll top work surface with cupboards under and eye level cupboards over, gas fired boiler supplying domestic hot water and central heating, gas cooker point and space for cooker, space for tall fridge/freezer, part tiled walls, radiator, double glazed door leading to the -

### **CONSERVATORY - 4.44m x 2.74m (14' 7" x 9')**

Double glazed windows and double glazed door providing access to the feature rear garden, tiled floor, power and light.

### **BEDROOM ONE - 4.06m x 3.51m (13' 4" x 11' 6")**

Measurements include range of full width fitted wardrobes, radiator, double glazed window, coved and textured ceiling.

### **BEDROOM TWO - 3.05m x 2.51m (10' x 8' 3")**

Double glazed South facing window, radiator, coved and textured ceiling.

### **BATHROOM**

Comprises of bath with twin hand grips with Mira Sport electric shower unit and shower screen, pedestal wash hand basin, radiator, tiled walls, frosted double glazed window, textured ceiling.

### **SEPARATE W.C**

Low level suite, frosted double glazed window.

### **OUTSIDE**

#### **REAR GARDEN**

A standout feature of the property is its well-designed garden, thoughtfully divided into distinct areas. One section boasts a paved patio with a garden pond and a shed for storage. Another area showcases a shaped lawn with flowers, plants, and a variety of shrubs and trees, creating a relaxing outdoor space. A rectangular paved section has a greenhouse, an additional shed, and an outdoor water tap for added convenience. A garden gate provides easy access to the front of the property, while a personal door connects to the garage.

#### **GARAGE**

Approached via Adur Avenue garage with up and over door.

#### **FRONT GARDEN**

Laid to lawn.

**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.