



2 Spey Close, Durrington, Worthing, West Sussex, BN13 3LT

### **3/4 BEDROOM DETACHED HOUSE WITH SELF CONTAINED 1 BEDROOM ANNEXE**

- Two Storey One Bed Annexe
- 21'6 Lounge
- 15' Kitchen
- Downstairs Cloakroom
- Double Glazing
- Gas Central Heating
- Westerly Rear Garden
- Viewing Highly Recommended

**OIRO £485,000 FREEHOLD**

Ian Watkins Estate Agents are pleased to offer for sale this three/four bedroom detached house in the favoured area of Durrington with a two storey one bedroom annexe with its own entrance. The accommodation features 21'6" lounge, dining room, 15' kitchen, utility, downstairs cloakroom and family bathroom. Outside there is a West facing rear garden and off road parking for several cars at the front. Other features include double glazing and gas central heating. Internal viewing highly recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed window and door to -

### **ENTRANCE HALL**

Double radiator, storage cupboard, under stairs cupboard.

### **LOUNGE - 6.55m x 3.66m (21' 6" x 12')**

Double glazed window, double panel radiator, wall mounted electric fire, double glazed sliding doors.

### **DINING ROOM - 3.61m x 2.77m (11' 10" x 9' 1")**

Double glazed window, double panel radiator, double glazed doors opening on to the rear garden.

### **KITCHEN - 4.6m x 2.62m (15' 1" x 8' 7")**

Two double glazed windows, double glazed door, feature glass worktops, inset one and a half bowl single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Built in double oven, five ring gas hob with stainless steel extractor hood over, integrated dishwasher, radiator.

### **UTILITY - 2.64m x 2.26m (8' 8" x 7' 5")**

Double glazed windows, space for washing machine, space for tumble dryer, space for fridge freezer, wall mounted cupboard, radiator

### **DOWNSTAIRS CLOAKROOM**

Double glazed window, low level W/C, wash hand basin with vanity cupboard, heated towel rail, tiled floor, half tiled walls.

### **FROM THE ENTRANCE HALL STAIRS LEADING TO -**

### **FIRST FLOOR LANDING**

Double glazed window, hatch to loft space, radiator.

### **BEDROOM ONE - 3.66m x 3.61m (12' x 11' 10")**

Double glazed window, range of fitted wardrobes, radiator.



### **BEDROOM TWO - 3.66m x 2.87m (12' x 9' 5")**

Double glazed window, fitted double wardrobe, radiator.

### **BEDROOM THREE - 2.79m x 2.64m (9' 2" x 8' 8")**

Double glazed window, fitted cupboard, radiator.

### **FAMILY BATHROOM**

Frosted double glazed window, part tiled walls, panel bath with wall mounted shower unit over with additional telephone style shower attachment, pedestal wash hand basin, low level W/C, heated towel rail.

### **ANNEXE**

### **ENTRANCE**

Double glazed door to -

### **ENTRANCE PORCH**

Door to -

### **LOUNGE/KITCHEN - 6.5m x 3.51m (21' 4" x 11' 6")**

Open plan with lounge area and kitchen area, double glazed door to the rear garden, double glazed windows to the front and rear, worktops with inset stainless steel one and a half bowl single drainer sink unit with mixer tap, range of base units and drawers with matching wall mounted cupboards, built in oven with four ring hob with extractor over, two radiators, inset ceiling spotlights and under stairs storage space, stairs to -

**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.



## **FIRST FLOOR LANDING**

Storage cupboard.

## **BEDROOM ONE - 2.97m x 2.84m (9' 9" x 9' 4")**

Double glazed window, radiator.

## **BATHROOM - 2.16m x 1.85m (7' 1" x 6' 1")**

Frosted double glazed window, L-shaped bath with wall mounted shower, wash hand basin with vanity cupboard under, low level W/C, heated towel rail.

## **OUTSIDE**

### **REAR GARDEN**

Westerly aspect with raised area of decking, paved patio and lawn with shrub borders.

### **FRONT GARDEN**

Corner plot with area of lawn and block paved driveway providing off road parking for several cars.

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