

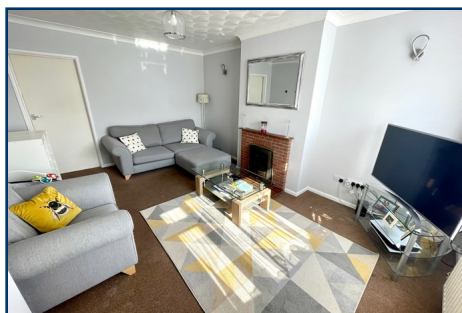


**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Birkdale Road, Worthing, West Sussex, BN13 2QY

**A 3 BED SEMI-DET HOME WITH GARAGE & POTENTIAL TO EXTEND (STC)**

- Three bedrooms
- South facing lounge
- 15' Kitchen/breakfast room
- Gas heating & double glazed
- New boiler fitted (Jan 2020)
- Gardens to three sides of the property
- Private driveway to garage
- 13'10" Workshop with power

**OIRO £369,995 FREEHOLD**

Helping you find your home

\*\*\* Approved plans for ground floor extension. \*\*\* Ian Watkins Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house, in the favoured area of Durrington, close to local shops, schools, park and doctor surgery. Features include entrance porch, South facing lounge, 15' kitchen/breakfast room and family bathroom/WC. Outside features gardens to three sides of the property, outside 15'10" workshop with power and light, drive and garage. Further features include gas heating (new boiler fitted 2020) and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

**DOUBLE GLAZED FRONT DOOR TO -**

**DOUBLE GLAZED ENTRANCE PORCH**

With tiled floor and light, double glazed front door to -

**ENTRANCE HALL**

With radiator, door to -

**SOUTH FACING LOUNGE - 4.9m x 3.56m (16' 1" x 11' 8")**

Double glazed window, radiator, fitted coal effect gas fire with stone surround and tiled hearth and mantel, TV point, coved and textured ceiling, wall mounted thermostat control.

**SPACIOUS KITCHEN/BREAKFAST ROOM - 4.57m x 2.44m (15' x 8')**

Comprises inset single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface either side with space and plumbing for washing machine, space for dishwasher, space for fridge, further roll top work surface with cupboards and drawers under and eye level cupboards over, gas cooker point and space for cooker, space for breakfast table, radiator, double glazed window, coved and textured ceiling, spacious understairs cupboard housing combination gas boiler (installed January 2020), which supplies domestic hot water and central heating, double glazed door to the rear garden.

**FROM THE HALLWAY STAIRS LEADING TO -**

**SPACIOUS FIRST FLOOR LANDING**

Hatch to roof space with wooden pull down ladder, linen cupboard with slatted shelving.

**BEDROOM ONE - 4.7m x 2.44m (15' 5" x 8')**

Double glazed window with views over Worthing towards the downs, radiator, flat ceiling.

**BEDROOM TWO - 2.87m x 2.44m (9' 5" x 8')**

Double glazed window, radiator, fitted wardrobe.

**BEDROOM THREE - 2.87m x 2.01m (9' 5" x 6' 7")**

Maximum measurement, L shaped. Double glazed window, radiator, textured ceiling.

**BATHROOM/WC**

White suite comprising bath with twin handgrips and fitted Triton shower unit with curtain and rail, pedestals wash hand basin, low level WC, heated towel rail, shaver point, tiled walls, frosted double glazed window, textured ceiling with spotlights.

**OUTSIDE**

**REAR GARDEN**

The rear garden is a particular feature of the property, laid to lawn with paved patio areas to the front and side, outside water tap, LARGE WORKSHOP/POTENTIAL OFFICE (subject to usual consents) 13'10" x 7'10" with power, light and window. Pathway leading to double glazed personal door to -



**GARAGE**

With power and light, double glazed window.

**PRIVATE DRIVEWAY AT THE BACK OF THE PROPERTY LEADING TO THE GARAGE**

**FRONT GARDEN**

Laid to lawn both sides of the garden path which leads to the front door, with plant, shrub and bush borders, side gate leading to the rear garden.

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.