

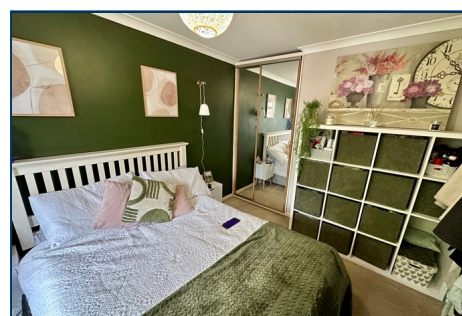


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Deerswood Close, Durrington, Worthing, West Sussex, BN13 3QE

A 3 BEDROOM END OF TERRACE HOUSE WITH GARAGE & SOUTH GARDEN

- Three bedrooms
- 16'10" Lounge/dining room
- Modern fitted kitchen
- Bathroom/WC
- Gas heating
- South facing rear garden
- Parking space & garage
- Cul-de-sac location

£319,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom end of terrace house in the favoured Durrington area, close to bus services, local schools and Tesco superstore. The accommodation features spacious lounge/dining room, modern fitted kitchen and bathroom/WC. Outside there is a South rear garden, front garden, parking space and garage opposite. Other features include double glazing and gas heating. Viewing is 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 wood effect flooring, radiator with attractive cover, coved and textured ceiling, wall mounted central heating thermostat control, handy understairs storage area.

SPACIOUS LOUNGE/DINING ROOM

Maximum measurements narrowing to 15'10" x 10'10". This room is South facing with sliding double glazed patio doors leading to the garden, double glazed window, recessed chimney breast with recessed open fire (not tested), radiator, TV point, coved and textured ceiling, two radiators.

MODERN FITTED KITCHEN - 2.95m x 2.87m (9' 8" x 9' 5")

Excellent range of modern fitted units comprising inset single drainer 1 1/2 bowl sink unit with mixer tap with cupboards under, roll top work surface adjacent with cupboards over and cupboard under, space and plumbing for washing machine, further roll top work surface with cupboards and drawers under and eye level cupboards over, breakfast bar with under cabinet storage, cooker and 4-ring gas hob with extractor over, wall mounted gas fired boiler supplying domestic hot water and central heating, space for tall fridge/freezer, further roll top work surface with cupboards under, part tiled walls, radiator, coved and textured ceiling, double glazed window.

FROM THE ENTRANCE HALL STAIRS LEADING TO -

FIRST FLOOR LANDING

Double glazed window, recessed cupboard with shelving and hanging rail, airing cupboard with hot water tank and slatted shelving, coved and textured ceiling.

BEDROOM ONE - 3.66m x 3.53m (12' x 11' 7")

Double glazed window, built-in mirror fronted wardrobe with

hanging rail and shelf, radiator, coved and textured ceiling.

BEDROOM TWO - 3.48m x 2.44m (11' 5" x 8')

Double glazed window, mirror fronted built in wardrobe, hatch to loft space, coved and textured ceiling, radiator.

BEDROOM THREE - 2.51m x 2.31m (8' 3" x 7' 7")

Double glazed window, radiator, coved and textured ceiling.

BATHROOM/WC

Comprising white suite with bath with Triton electric shower and shower screen, pedestal wash hand basin, low level WC, heated towel rail, frosted double glazed window, part tiled walls, coved and textured ceiling.

OUTSIDE

REAR GARDEN

The rear garden is South facing and offers a good degree of seclusion, mainly laid to lawn, paved patio area to the rear and decked area to the front, garden gate giving access to the side of the property.

FRONT GARDEN

Laid to lawn with borders, concrete path leading to the front door.

PARKING SPACE IN FRONT OF THE GARAGE

GARAGE OPPOSITE

With up and over door, pitched roof.

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.