

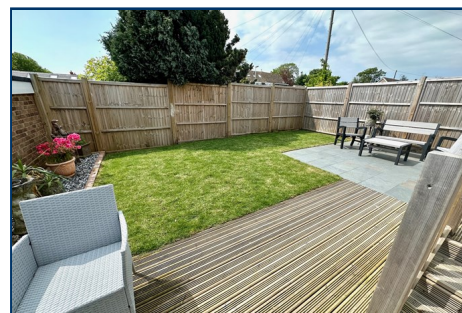
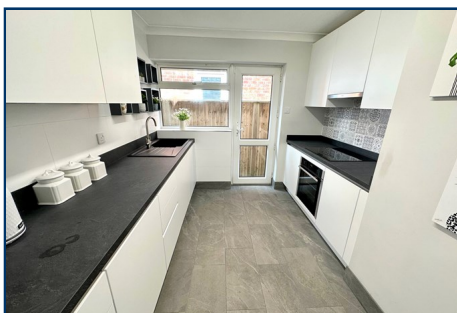
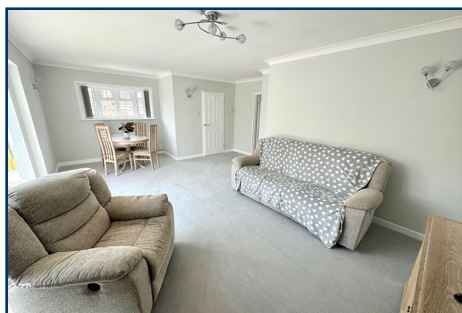


IAN WATKINS
Estate Agents

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Adur Avenue, Durrington, Worthing, West Sussex, BN13 3NA

AN IMMACULATE 2 BED DETACHED BUNGALOW IN FAVOURED FLEETWING AREA

- Two bedrooms
- Spacious 22'1" lounge/dining room
- Modern fitted kitchen
- Modern fitted bathroom/WC
- Double glazed Orangery
- Double glazed & gas heating
- Driveway and garage
- Vacant Possession

OFFERS OVER £400,000 FREEHOLD

Helping you find your home

VACANT POSSESSION. Ian Watkins Estate Agents are pleased to offer for sale this immaculate two bedroom detached bungalow in the favoured Fleetwing area. The accommodation features spacious lounge/dining room, feature orangery, modern fitted kitchen and bathroom. Outside there is a feature South/West facing rear garden and good size front garden, driveway and garage. Further features include double glazing and gas heating. Internal viewing is highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE

Built-in cupboard with hanging rail and shelving, built-in meter cupboard, door to -

SPACIOUS LOUNGE/DINING ROOM - 6.73m x 4.83m (22' 1" x 15' 10")

Maximum measurements, narrowing in one corner to 11'7". With double glazed bay window, two radiators, TV point, bi-fold doors giving access to -

ORANGERY - 4.62m x 3.18m (15' 2" x 10' 5")

Double glazed windows to three sides, double glazed door giving access to the decking area and rear garden, underfloor heating, TV point, power and light.

FROM THE LOUNGE DOOR TO -

INNER HALL

Radiator.

BEDROOM ONE - 3.78m x 3.66m (12' 5" x 12')

Double glazed bay window, radiator, coved ceiling.

BEDROOM TWO - 3.05m x 2.69m (10' x 8' 10")

Double glazed bay window, radiator, coved ceiling.

MODERN FULLY FITTED KITCHEN - 3.66m x 2.74m (12' x 9')

Superb range of modern fitted white fronted units comprising single drainer sink unit with mixer tap with cupboard under and fitted integrated dishwasher, eye level cupboards over, integrated washing machine, integrated tall fridge/freezer, further worktop surface opposite with cupboard under and cupboards over, Neff oven with hob and extractor over, storage cupboard with shelving, part tiled walls, tiled floor, double glazed window and double glazed door giving access to the side and rear garden.

FEATURE MODERN FITTED BATHROOM

White suite comprising bath with fitted overhead shower and shower screen, wash hand basin with cupboards under, rolltop surface adjacent with cupboards under, further worktop surface with cupboards under and medicine cabinets with mirror, shaver point, attractive tiled walls, underfloor heating, double glazed frosted window, flat ceiling with spotlights.



OUTSIDE

REAR GARDEN

The rear garden is a particular feature of the property, being South and West facing, raised decked patio area, lawned area with borders, attractive paved patio area, further area to the rear with a garden path with borders, garden shed, personal door to the garage, access on one side of the bungalow via a garden gate to the front.

FRONT GARDEN

Mainly laid to lawn with shrub borders and central rockery, pathway leading to the front door.

DRIVEWAY LEADING TO -

GARAGE

With electric up and over door, power and light, personal door to 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.