

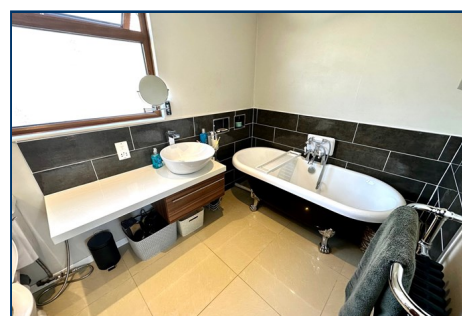
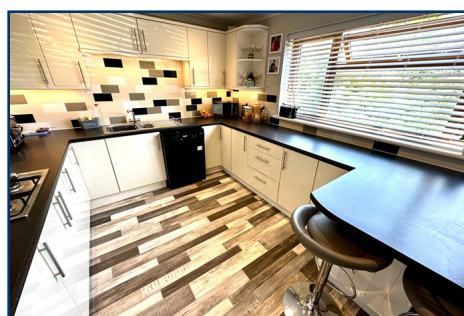


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## **ATTRACTIVE FOUR BEDROOM DETACHED CHALET BUNGALOW IN DURRINGTON**

- Four Bedrooms
- Feature 20' Conservatory
- 23' Lounge
- Downstairs Cloakroom
- Luxury Family Bathroom
- Double Glazing & GFCH
- Versatile Garden Cabin
- Viewing Highly Recommended

**£549,950 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this attractive four bedroom detached chalet bungalow in the popular location of Durrington. The accommodation features a downstairs cloakroom, 23' lounge dining room, feature conservatory, modern fitted kitchen, utility room, downstairs shower room, modern family bathroom. Outside the secluded rear West facing garden is a particular feature with a versatile cabin that can be an office, studio or even a games room. Other features include double glazing, gas central heating and off road parking for several cars. Viewing is highly recommended.

Accommodation in brief comprises:

### **ENTRANCE**

Double glazed front door with double glazed side panel to-

### **ENTRANCE HALL**

Feature wood flooring, radiator, under stairs storage cupboard, coved and flat ceilings with down lights, wall mounted central heating thermostat control.

### **DOWNSTAIRS CLOAKROOM**

Low level W.C, wash hand basin with tiled splash back, part tiled walls, radiator, double glazed frosted window, coved and flat ceiling with down lights.

### **LOUNGE DINING ROOM - 7.01m x 3.73m (23' x 12' 3")**

Double aspect with double glazed windows, radiator, feature wood burner, wood effect flooring, double glazed double doors opening into to the feature conservatory.



### **CONSERVATORY - 6.1m x 3.89m (20' x 12' 9")**

Feature conservatory/dining room with double glazed windows and double glazed double doors providing access to the West facing rear garden, power and light, radiator.

### **KITCHEN - 4.04m x 3m (13' 3" x 9' 10")**

Modern fitted kitchen with excellent range of units comprising inset one and half bowl single drainer stainless steel sink unit with mixer tap, excellent range of eye level cupboards with corner display unit, roll top work surface with cupboards and drawers under, breakfast bar, fitted four ring gas hob with stainless steel extractor over, fitted double oven with cupboards under and over, double radiator, part tiled walls, double glazed window, coved and flat ceiling with down lights.

### **UTILITY ROOM - 3.1m x 1.57m (10' 2" x 5' 2")**

Comprising of inset to roll top work surface, stainless steel sink unit with cupboards under, space and plumbing for washing machine, space for tall fridge/freezer, double glazed frosted window, double glazed door providing access to the side of the property, coved and flat ceiling with down lights, part tiled walls.

### **DOWNSTAIRS SHOWER ROOM**

Step in shower cubicle with Triton shower unit, corner wash hand basin with tiled splash back, radiator, extractor, coved and textured ceiling.

### **BEDROOM FOUR - 2.97m x 2.95m (9' 9" x 9' 8")**

Double glazed window, radiator, coved and flat ceiling.

### **BEDROOM THREE - 3.78m x 2.79m (12' 5" x 9' 2")**

Full width mirrored fronted wardrobes, radiator, double glazed window, coved and textured ceiling.

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

### **FIRST FLOOR GALLERY LANDING**

Coved and textured ceiling, radiator and double glazed window.

### **BEDROOM ONE - 3.66m x 3.58m (12' x 11' 9")**

Range of fitted furniture with two double fitted wardrobes, radiator, textured ceiling, double glazed window.

### **BEDROOM TWO - 3.41m x 3.4m (11' 2" x 11' 2")**

Range of fitted furniture with two double wardrobes, radiator, double glazed window, coved and textured ceiling.

### **FAMILY BATHROOM**

Roll edge bath with telephone style shower attachment, wash hand basin set on table top surface with drawer under, low level W.C, double width shower with over head shower and shower screen, part tiled walls, tiled floor, heated towel rail, frosted double glazed window, coved and textured ceiling with down lights.

**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.

## OUTSIDE

### REAR GARDEN

A particular feature of the property being West facing and offering a high degree of seclusion, lawned with shrub and tree borders, shaped patio area, garden shed, artificial grass to one side and gate giving access to the front of the property, to the rear of the garden there is a decked area, plus further feature shed.

### FEATURE CABIN - 6.76m x 3.76m (22' 2" x 12' 4")

Power and light, two double doors giving access to the rear garden, could be used as a man cave, office or studio.



### FRONT GARDEN

Private driveway with parking for several cars.

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