

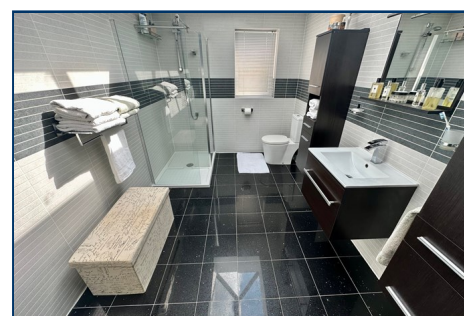
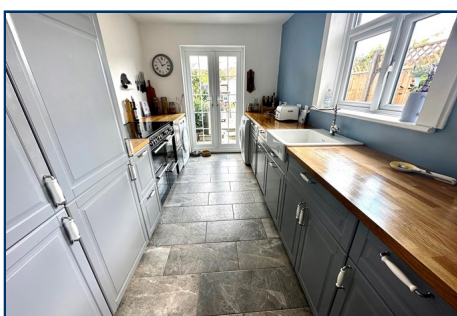


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Durrington Lane, Worthing, West Sussex, BN13 2QU

BEAUTIFUL TWO BEDROOM TURN OF THE CENTURY COTTAGE WITH FEATURE GARDEN

- Two Double Bedrooms
- Cast iron fireplaces
- Two reception rooms
- Spacious modern kitchen
- Modern fitted bathroom
- Wooden flooring
- Double Glazing
- Feature Garden

£339,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom beautiful turn of the century cottage in the popular area of Durrington, close to local shops, library, bus services and schools. The accommodation features two reception rooms with feature cast iron fireplaces, new spacious modern kitchen and stunning new bathroom/WC. Outside is a front garden and feature rear garden. Further features include wooden floor boards, gas heating. Viewing highly recommended.

Accommodation in brief comprises:

FRONT DOOR WITH SPY HOLE TO -

ENTRANCE HALL

Feature wood effect flooring, radiator with attractive cover door to.

SITTING ROOM - 3.28m x 2.92m (10' 9" x 9' 7")

Feature cast iron fire place, tiled hearth with wooden trim, feature stripped wooden floor boards, radiator, double sash window, flat and coved ceiling.

DINING ROOM - 3.89m x 3.05m (12' 9" x 10')

Feature wood effect flooring, superb cast iron fireplace with tiled hearth, radiator, flat and coved ceiling, built in cloaks cupboard, understairs storage cupboard, double glazed door with access to the feature garden, opening -

KITCHEN - 3.71m x 2.44m (12' 2" x 8')

Excellent range of units comprising - sink with mixer tap, wooden work top surface either side, excellent range of cupboards and drawers under, space and plumbing for washing machine, space for range cooker, further wooden work surface with cupboard under, space for dryer, tall larder style cupboard, integrated fridge/freezer, double glazed window, double glazed doors with access to the feature rear garden, tiled floor, flat ceiling with spot lights.

BEDROOM ONE - 3.96m x 3.3m (13' x 10' 10")

Feature cast iron fireplace, fitted double wardrobe, radiator with attractive case and cover, coved flat ceiling.

BEDROOM TWO - 3.91m x 3.3m (12' 10" x 10' 10")

Double glazed window, cast iron fireplace, wardrobe with rail & shelving, coved flat ceiling.

BATHROOM/WC

Corner step in shower cubicle, low level WC, wash hand basin with drawer under, 2 heated towel rails, frosted double glazed windows, large double glazed sky light, tiled flooring, flat ceiling

with spot light and extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn with borders, steps and pathway leading to the front door.

FEATURE REAR GARDEN

This a particular feature of the property which is partly laid to artificial lawn with flower and shrub borders, paved patio area to the front of the garden and decking area, two garden sheds, gate at the rear of the garden giving rear access, water tap, electric power point.



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.