



IAN WATKINS
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AN EXTENDED 3 BED DET BUNGALOW IN FAVOURED FLEETWING AREA

- Three Bedrooms
- Extended Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Fitted Bathroom/WC
- Gas heating
- Double glazing
- Feature West Rear Garden
- Private Driveway & Garage

£395,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this extended three bedroom detached bungalow in the favoured Fleetwing area of Durrington, close to bus services, schools and Tesco's. The accommodation features extended lounge/dining room, modern kitchen and bathroom. Outside is a secluded West facing rear garden, private driveway and garage. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

With wood effect flooring, radiator with attractive cover, textured ceiling, hatch to roof space with pull down ladder, cloaks cupboard with meters, hanging rail and shelf.

EXTENDED LOUNGE/DINING ROOM

LOUNGE - 7.62m x 3.78m (25' x 12' 5")

In the lounge area it is double aspect with double glazed window and double glazed sliding patio doors leading to the secluded West facing rear garden, two radiators.

DINING ROOM - 4.37m x 2.9m (14' 4" x 9' 6")

With sliding double glazed patio doors leading to the feature secluded rear garden, opening to -

KITCHEN - 3.76m x 2.67m (12' 4" x 8' 9")

Comprising inset 1 1/2 bowl single drainer sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards and drawer under, eye level cupboards over (one cupboard housing Baxi gas fired boiler which supplies domestic hot water and central heating, further roll top work surface with space and plumbing for washing machine, fitted 4-ring Neff hob and Bush oven with concealed extractor over, eye level cupboards, base level drawer units, part tiled walls, double glazed window, radiator, breakfast bar, corner larder style cupboard and space for fridge/freezer.

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

Excellent range of fitted bedroom furniture with wardrobes, dressing table and overhead cupboards, two bedside cabinets, radiator, double glazed window, coved and textured ceiling.

BEDROOM TWO - 3.53m x 3.05m (11' 7" x 10')

Excellent range of bedroom furniture, radiator, double glazed window, coved and textured ceiling.

BEDROOM THREE - 3.3m x 2.49m (10' 10" x 8' 2")

With fitted wardrobe and shelving, double glazed window, radiator, coved and textured ceiling.

MODERN FITTED BATHROOM/WC

Modern white suite with corner bath, shower cubicle with fitted shower, low level WC, wash hand basin inset into unit with cupboards under, heated towel rail, frosted double glazed window, flat ceiling with spotlights, tiled floor, part tiled walls.

OUTSIDE

REAR GARDEN

The rear garden is a feature of the property being West facing and offers complete seclusion, paved patio area to the front of the garden, shaped lawn with plant, flower and shrub borders, corner Gazebo style area, garden shed, covered area with gate leading to the front of the property.

FRONT GARDEN

With garden path leading to the front door, lawn area with borders, slate area.

BRICK INLAY DRIVEWAY LEADING TO -

GARAGE - 2.29m x 4.88m (7' 10" x 16')

With up and over door.

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.