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BEAUTIFUL TWO BEDROOM DETACHED BUNGALOW IN FAVOURED FLEETWING AREA

- Two Bedrooms
- Modern Fitted Kitchen
- Contemporary Shower Room
- Conservatory
- Double Glazing
- Private Driveway
- Garage
- Viewing Recommended

£445,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this very well presented two bedroom detached bungalow in the favoured Fleetwing area of Durrington, close to bus services, schools and Tesco's. The accommodation features spacious entrance hall, 19'10 lounge/dining room, conservatory, utility with W.C, contemporary shower room, modern fitted kitchen. Outside there is a secluded rear garden, attractive brick inlay private driveway for at least 2/3 cars leading to the garage. Other features include gas heating and double glazing. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to spacious

ENTRANCE HALL

Meter cupboard, hatch to roof space with pull down ladder, radiator, airing cupboard with slatted shelving, coved and textured ceiling.

LOUNGE/DINING ROOM - 6.05m x 3.76m (19' 10" x 12' 4")

Feature cast iron log burner with wooden surround and tiled hearth with wooden trim, sliding double glazed patio doors leading to the conservatory, radiator, coved and textured ceiling.

CONSERVATORY - 4.78m x 2.29m (15' 8" x 7' 6")

Double glazed windows, double glazed sliding patio doors leading to the feature secluded rear garden, power, opening to-

UTILITY - 2.29m x 1.14m (7' 6" x 3' 9")

Space for washing machine and tumble dryer, low level W.C, wash hand basin with cupboards under.

BEDROOM ONE - 3.81m x 3.76m (12' 6" x 12' 4")

Radiator, double glazed window, coved and textured ceiling.

BEDROOM TWO - 3.66m x 3.2m (12' x 10' 6")

Double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

Modern fitted shower room with step in shower cubicle with shower unit, wash hand basin with drawers under, W.C, attractive fully tiled walls, frosted double glazed windows, radiator, flat ceiling with down lights.

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

Feature modern fitted kitchen comprises inset single drainer stainless steel sink unit, double glazed window with open views towards the South Downs, work top work surfaces with cupboards and drawers under, space for dishwasher, space for tall

fridge/freezer, fitted Bosch oven with Zanussi microwave with cupboards under and over, further work top surface with fitted five ring gas hob with stainless steel extractor over, further cupboard and drawer units with eye level cupboards over, part tiled walls, larder with shelving, double glazed door providing access to the side of the property, cupboard housing gas boiler providing domestic hot water and central heating

REAR GARDEN

A particular feature of the property, enjoying a sunny aspect with complete seclusion, laid to shaped lawn, attractive deck area, paved patio area, covered gazebo area, garden shed, gate providing access to a concealed area with further garden sheds, gate providing access to the front of the property, door to the garage.

GARAGE

Up and over door, power and light.

FRONT GARDEN

Attractive brick inlay driveway providing parking for 2/3 cars leading to garage, area of lawned garden with flowers, plants and shrubs.

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.