

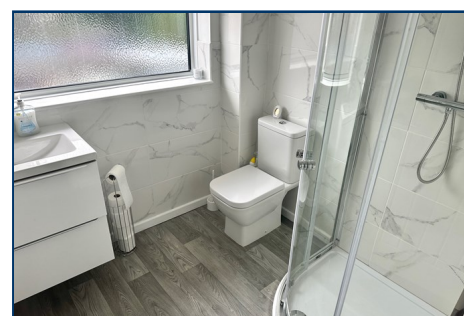


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



New Road, Worthing, West Sussex, BN13 3PB

SUPERBLY REFURBISHED 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

- Three Bedrooms
- Newly Fitted Modern Kitchen
- Feature New Modern Shower Room
- New Boiler & Central Heating System
- New Flooring Throughout
- Private Driveway leading to Garage
- No Ongoing Chain
- Viewing Highly Recommended

OIRO £355,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this newly refurbished three bedroom semi-detached house in a popular area of Durrington. The accommodation features a good size lounge/dining room, superb brand new modern fitted kitchen, feature brand new modern fitted shower room, all internal doors are new with new fitments. Outside there is a secluded rear garden, private driveway for at least two cars leading to garage and lawned front garden. Other features include new soffits and guttering, new boiler, central heating system and new flooring throughout, and double glazing. No ongoing chain. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Brand new double glazed front door to -

ENTRANCE HALL

Glazed door to -

LOUNGE/DINING ROOM

LOUNGE AREA - 4.7m x 3.96m (15' 5" x 13')

Double glazed window, radiator, flat ceiling, brand new carpet throughout.

DINING AREA - 2.79m x 2.34m (9' 2" x 7' 8")

Spacious under stairs cupboard with meters, radiators, double glazed windows overlooking the rear garden, flat ceiling, door to-

KITCHEN - 2.79m x 2.46m (9' 2" x 8' 1")

Brand new modern fitted kitchen comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface adjacent with space and plumbing for washing machine, base level cupboards, fitted oven and four ring hob, cupboard concealing brand new boiler providing new central heating system throughout, further roll top worktop surface with drawers and cupboard over, tall larder style cupboard, space for tall fridge/freezer, double glazed door providing access to the secluded rear garden.

FROM THE ENTRANCE

STAIRS LEADING TO THE LANDING

Hatch to insulated roof space, linen cupboard.

BEDROOM ONE - 3.78m x 2.87m (12' 5" x 9' 5")

Double glazed window, radiator, flat ceiling.

BEDROOM TWO - 3.56m x 2.84m (11' 8" x 9' 4")

Double glazed window, radiator, flat ceiling.

BEDROOM THREE - 2.9m x 1.96m (9' 6" x 6' 5")

Double glazed window, radiator, flat ceiling.

NEWLY FITTED MODERN SHOWER ROOM

Brand new modern fitted shower room with corner shower cubicle and shower unit, low level W.C, wash hand basin with drawers under, frosted double glazed window, fully tiled walls, radiator, flat ceiling.

OUTSIDE

REAR GARDEN

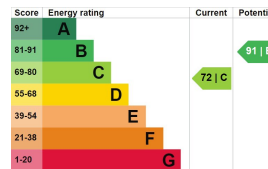
Lawned and secluded to the rear, access to the garage.

GARAGE

Up and over door.

FRONT GARDEN

Lawned front garden with private driveway leading to the garage.



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.