

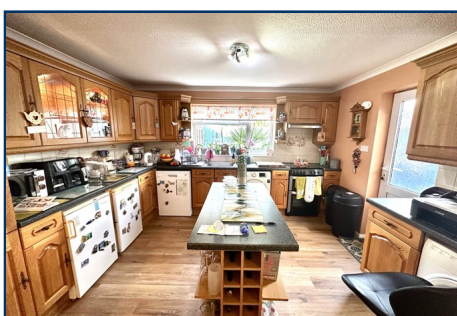
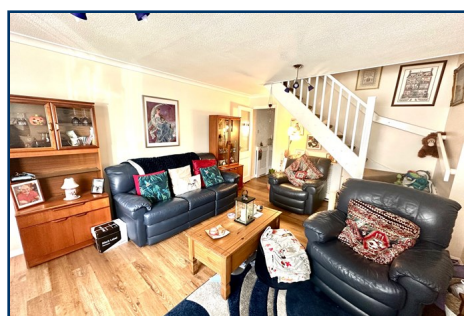


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Halifax Drive, Durrington, Worthing, West Sussex, BN13 2TL

3 BED SEMI-DET HOUSE IN FAVOURED LOCATION WITH GARAGE

- Three Bedrooms
- 17'4" Lounge
- 20'6" Kitchen/Dining Room
- Family Bathroom/WC
- Gas Heating
- Double Glazed
- Attractive Rear Garden
- Private Driveway & Car Port

OFFERS OVER £350,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached family house in the favoured area of Durrington, close to local bus services, primary school and Tesco shopping complex. The accommodation features entrance porch, spacious lounge, kitchen/dining room, family bathroom/WC. Outside there is an attractive rear garden, front garden, private driveway and carport. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light insert to -

ENTRANCE PORCH

With double glazed frosted window, textured ceiling, door to -

LOUNGE - 5.28m x 3.96m (17' 4" x 13')

With feature wood effect recently fitted Karndean flooring, under stairs storage cupboard, fitted gas fire with attractive wooden surround and marble style hearth, two radiators with attractive casement covers, double glazed window, coved and textured ceiling, door to -

DOUBLE ASPECT KITCHEN/DINING ROOM - 6.25m x 3.89m (20' 6" x 12' 9")

In the kitchen area there is an excellent range of units comprising inset single drainer stainless steel sink unit with mixer tap and cupboard and drawer under, space and plumbing for washing machine and a dishwasher, excellent range of roll top work surfaces with cupboards and drawers under, space for fridge and freezer, tall larder style unit, excellent range of eye level cupboards with glass fronted leaded light cupboard, corner display cupboards, space for cooker with stainless steel extractor over, further roll top work surface with cupboards and drawers under, space for tumble dryer, central breakfast bar with wine rack and cupboards, double glazed window overlooking the rear garden, double glazed door giving access to the side and rear garden, feature Karndean flooring, arch to the Dining area which comprises radiator with attractive casement cover, double glazed window, coved and textured ceiling.

FROM THE LOUNGE, STAIRS LEADING TO -

LANDING

Hatch to roof space with pull down ladder.

BEDROOM ONE - 3.96m x 3.18m (13' x 10' 5")

Double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 3.96m x 2.84m (13' x 9' 4")

Double glazed window, radiator, coved and textured ceiling.

BEDROOM THREE - 3.05m x 2.74m (10' x 9')

Double glazed window, radiator, built-in airing cupboard with hot water tank and slatted shelving.

BATHROOM/WC

Modern white suite comprising bath with twin handgrips and Mira shower unit, shower screen, low level WC, wash hand basin with cupboards under and mirrored medicine cabinet over, tiled walls, radiator/heated towel rail.

OUTSIDE

REAR GARDEN

The rear garden is a particular feature of the property having a raised decked area to the rear with a feature summerhouse, to the front of the garden is an attractive flint area and further shed.

FRONT GARDEN

The front garden has been made for ease of maintenance.

PRIVATE DRIVEWAY LEADING TO -

CARPORT

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.