

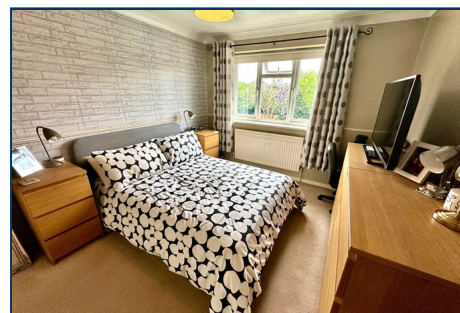
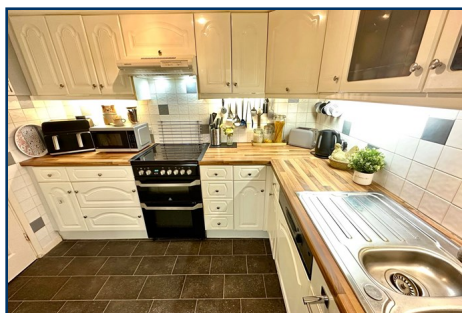


**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Kingfisher Close, Durrington, Worthing, West Sussex, BN13 2TX

**A 3 BED FAMILY HOUSE WITH DRIVEWAY & GARAGE IN QUIET CLOSE**

- Three Bedrooms
- 23' Lounge/Dining Room
- Modern Kitchen
- Utility Room
- Family Bathroom/WC
- Double Glazed
- Gas Heating
- Driveway and Garage

**£349,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom family house in the favoured West Durrington area, close to local primary schools, bus services and Tesco shopping complex. The accommodation features entrance porch, spacious lounge/dining room, modern fitted kitchen and utility room. On the first floor is three bedrooms and a family bathroom/WC. Outside there is a rear garden, private driveway and garage. Further features include double glazing and gas heating. Viewing recommended.

Accommodation in brief comprises:

### ENTRANCE

Double glazed door to -

### ENTRANCE PORCH

Glazed panelled door to -

### LOUNGE/DINING ROOM

#### LOUNGE AREA - 4.39m x 3.18m (14' 5" x 10' 5")

In the lounge area is a double glazed bay window with feature deep window sill, fitted electric fire with an attractive surround, hearth and insert, double radiator, TV point, coved and textured ceiling, arch to the dining area.

#### DINING AREA - 2.74m x 2.46m (9' x 8' 1")

Double glazed window overlooking the rear garden, radiator, coved and textured ceiling.

#### MODERN FITTED KITCHEN - 2.79m x 2.31m (9' 2" x 7' 7")

Excellent range of white fronted fitted units comprising inset single drainer 1 1/2 bowl sink unit with mixer tap and cupboards under, integrated dishwasher, roll top work surface with cupboards and drawers under, eye level cupboards over, two being glass fronted, space for cooker, space for fridge and freezer, part tiled walls, cupboard housing gas fired boiler supplying domestic hot water and central heating, half glazed door to -

#### UTILITY ROOM - 2.21m x 1.73m (7' 3" x 5' 8")

With roll top work surface with cupboards over, space and plumbing for washing machine, space for tumble dryer, door giving access to the rear garden.

### STAIRS LEADING FROM THE LOUNGE TO -

### FIRST FLOOR LANDING

Hatch to roof space, airing cupboard with hot water tank and slatted shelving over.

#### BEDROOM ONE - 3.45m x 3.05m (11' 4" x 10')

Measurements up to excellent range of built-in wardrobes. Double glazed window, radiator.

#### BEDROOM TWO - 3.05m x 2.64m (10' x 8' 8")

Double glazed window, radiator, coved and textured ceiling, built-in double wardrobe.

#### BEDROOM THREE - 2.59m x 2.49m (8' 6" x 8' 2")

Double glazed window, radiator, coved and textured ceiling.

### FAMILY BATHROOM/WC

Comprising bath with twin handgrips and shower attachment and shower screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, double glazed frosted window, textured ceiling.

### OUTSIDE

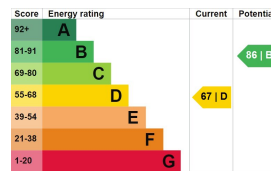
### REAR GARDEN

The rear garden is paved to the front of the garden, lawned area with plant, bush and tree borders, garden shed, small paved patio area to the rear.

### PRIVATE DRIVEWAY TO -

### GARAGE

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.