



IAN WATKINS
Estate Agents

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Birkdale Road, Worthing, West Sussex, BN13 2QY

A SPACIOUS 3 BED EXTENDED SEMI-DET HOUSE WITH LARGE 26'4" GARAGE

- Master Bedroom & En Suite
- Two Further Double Bedrooms
- South Facing Lounge
- Sun Room
- Solar Panels
- Mostly Double Glazed
- South Facing Secluded Garden
- Spacious 26'4" Garage & Drive

OFFERS OVER £375,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious extended three bedroom semi-detached family house in the favoured area of Durrington, which requires modernisation. The accommodation features South facing lounge, South facing sun room, spacious double aspect master bedroom with en suite wet room, two further double bedrooms and bathroom/WC. Outside there is a South facing rear garden, driveway and spacious larger than average garage, which has scope to make further living space. Further features include solar panels, mostly double glazed and no ongoing chain. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE PORCH

With double glazed frosted window, double glazed door to the garage, double glazed door to -

ENTRANCE HALL

SOUTH FACING LOUNGE - 4.55m x 3.66m (14' 11" x 12')

With tiled fire surround, coved and textured ceiling, understairs storage cupboard with gas meter, windows, double glazed door giving access to -

SOUTH FACING SUN ROOM - 4.06m x 2.13m (13' 4" x 7')

With windows and door leading to South facing rear garden.

KITCHEN - 3.61m x 2.64m (11' 10" x 8' 8")

Comprising an enamelled single drainer sink unit with cupboards under, roll top work surface with cupboards and drawers under with eye level cupboards over, corner larder style unit, further wall mounted cupboards, electric cooker point, double glazed window, part tiled walls.

STAIRS LEADING FROM THE ENTRANCE HALL TO -

FIRST FLOOR LANDING

With hatch to roof space, airing cupboard housing gas fired boiler which supplies domestic hot water and central heating (requires radiators to be installed, apart from bedroom one), two over stairs storage cupboards.

DOUBLE ASPECT BEDROOM ONE - 6.76m x 5.11m (22' 2" x 16' 9")

Measurements narrowing slightly in both corners. The room is double aspect with two double glazed windows, radiator, range of fitted wardrobes, door to -

EN SUITE WET ROOM

With shows unit, shower curtain and rail, low level WC, wash hand basin with cupboards under, heated towel rail, frosted double glazed window.

BEDROOM TWO - 4.52m x 3.3m (14' 10" x 10' 10")

Maximum measurement, which includes fitted wardrobe. Double glazed windows, textured ceiling.

BEDROOM THREE - 4.29m x 2.46m (14' 1" x 8' 1")

South facing with double glazed window, flat ceiling.

BATHROOM/WC

Comprising bath, wash hand basin, low level WC, mirror vanity unit, part tiled walls, frosted double glazed window, fitted wall mounted cupboards, flat ceiling.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is South facing which requires some work, but offers a good degree of seclusion and could be a lovely feature of the property.



FRONT GARDEN

The front garden has mature bushes and shrubs and has driveway which leads to the garage.

SUPERB LARGER THAN AVERAGE GARAGE - 8.03m x 5.79m (26' 4" x 19')

Measurement narrowing towards the entrance, with power and light, electric up and over door, double glazed window to the rear and double glazed door giving access to the rear garden. This room has great potential to convert into further living space (subject to usual consents).

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.