

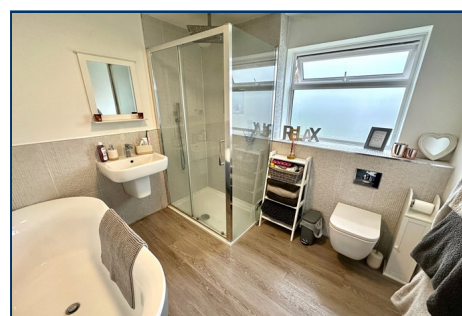
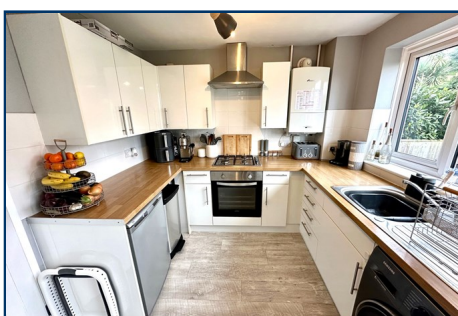
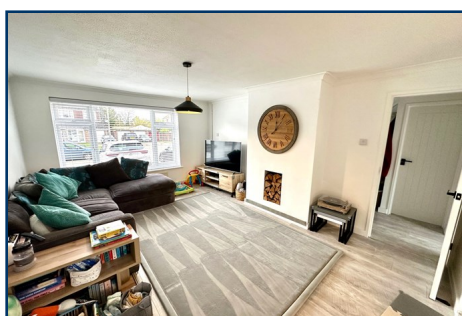


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



Loddon Close, Durrington, Worthing, West Sussex, BN13 3LU

A SPACIOUS 3 BED FAMILY HOUSE IN FAVOURED FLEETWING AREA

- Three Bedrooms
- Double Aspect Lounge/Dining Room
- Modern Fitted Kitchen
- Feature Bathroom/Shower Room
- Gas Heating
- Double Glazing
- Feature Rear Garden
- Driveway & Garage

£475,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious three bedroom link detached family house in the favoured Fleetwing area of Durrington, close to bus services and shops at the Tesco shopping complex. The accommodation features a downstairs cloakroom, spacious lounge/dining room, modern fitted kitchen, feature bathroom/shower room. Outside there is a feature rear garden, garage and driveway. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Radiator with concealed cover, attractive laminate flooring, understairs cupboard.

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with tiled splashback, double glazed window.

LOUNGE/DINING ROOM - 7.52m x 3.66m (24' 8" x 12')

Measurements narrowing in the dining room to 9'1". Double aspect with double glazed windows and double glazed bi-fold doors leading to the patio and rear garden. In the lounge area is a chimney breast with a recessed niche, radiator, attractive laminate flooring. In the dining area is a radiator, coved and textured ceiling.

KITCHEN - 3.48m x 2.57m (11' 5" x 8' 5")

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, cupboards under, work top surface with range of cupboards and drawer units under, eye level cupboards over, oven with 4-ring gas hob and stainless steel extractor over, wall mounted gas fired boiler supplying domestic hot water and central heating, space for tumble dryer and fridge, further work top surface with cupboards under and eye level cupboards over, radiator, double glazed window overlooking the rear garden, flat ceiling, double glazed door giving access to the rear garden.

FROM THE ENTRANCE HALL, STAIRS WITH A DOUBLE GLAZED WINDOW LEADING TO -

FIRST FLOOR LANDING

With hatch to roof space, linen cupboard with shelving.

BEDROOM ONE - 4.04m x 3.58m (13' 3" x 11' 9")

Double glazed window, radiator, flat ceiling.

BEDROOM TWO - 3.35m x 3m (11' x 9' 10")

Double glazed window, double radiator.

BEDROOM THREE - 3.3m x 1.93m (10' 10" x 6' 4")

Double glazed window, radiator.

FEATURE MODERN FITTED BATHROOM/SHOWER ROOM

With bath, corner shower cubicle with overhead shower, wash hand basin, WC, attractive part tiled walls, frosted double glazed window, heated towel/radiator, flat ceiling.

OUTSIDE

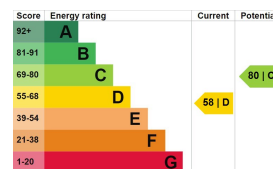
REAR GARDEN

The rear garden is an excellent feature of the property with paved patio to the front, central lawned area with attractive borders, to the rear of the garden is an attractive raised decked area, double glazed door which gives access to a side area which leads to the



GARAGE

BRICK INLAY DRIVEWAY LEADING TO THE FRONT DOOR AND 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.