



**IAN WATKINS**  
Estate Agents

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**EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE WITH GARAGE IN DURRINGTON**

- Four Bedrooms
- 15' Lounge
- Dining and Family Area
- Modern Bathroom
- Double glazing & GFCH
- Private Driveway
- Garage
- Viewing Recommended

**£400,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents proudly present this charming four-bedroom semi-detached house, situated in the sought-after area of Durrington, Worthing. This delightful home features an inviting entrance porch, a well-equipped kitchen with a utility area, a spacious 15' living room, a dining area, and a cozy family area. The outside space includes a generously sized garden at the rear and a front garden with a private driveway, offering off-road parking for two or three vehicles, leading to the garage. Additional features include double glazing and gas-fired central heating. Viewing is highly recommended to fully appreciate the appeal of this property.

Accommodation in brief comprises:

#### **DOUBLE GLAZED FRONT DOOR TO -**

#### **ENTRANCE PORCH**

Ideal area for shoes and coats, port hole style window, coved and textured ceiling, double glazed door to -

#### **ENTRANCE HALL**

Radiator.

#### **LIVING ROOM - 4.57m x 3.96m (15' x 13')**

Attractive wood effect flooring, double glazed window, radiator, coved and textured ceiling.

#### **DINING AREA - 2.77m x 2.34m (9' 1" x 7' 8")**

Attractive wood effect flooring, radiator, under stairs storage cupboard, flat ceiling, opening to -

#### **FAMILY AREA - 2.74m x 2.39m (9' x 7' 10")**

Wood effect flooring, radiator, double glazed sliding patio doors leading to the rear garden.

#### **FROM THE DINING AREA DOOR TO THE**

#### **KITCHEN - 2.77m x 2.44m (9' 1" x 8')**

Comprising inset one and a half bowl single drainer sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards under, further roll top work surface with cupboards under and eye level cupboards over, fitted four ring gas hob with concealed extractor over, roll top work surface opposite with cupboards and drawers under and eye level cupboards over, corner display unit, space for tall fridge/freezer, larder style cupboard with shelving, textured ceiling, window, part tiled walls, opening to -

#### **UTILITY ROOM - 2.44m x 1.88m (8' x 6' 2")**

Full length roll top work surface with cupboards under, space and

plumbing for washing machine and space for tumble dryer, wall mounted gas boiler supplying domestic hot water and central heating, radiator, part tiled walls, window and double glazed door providing access to the rear garden.

#### **FROM THE ENTRANCE HALL STAIRS LEADING TO THE - LANDING**

Linen cupboard with slatted shelving, further storage cupboard with shelving.

#### **BEDROOM ONE - 3.73m x 2.84m (12' 3" x 9' 4")**

Double glazed window, radiator, textured ceiling.

#### **BEDROOM TWO - 3.81m x 2.44m (12' 6" x 8')**

Double glazed window, radiator, textured ceiling.

#### **BEDROOM THREE - 3.66m x 2.54m (12' x 8' 4")**

Double glazed window, radiator, textured ceiling.

#### **BEDROOM FOUR - 2.77m x 1.96m (9' 1" x 6' 5")**

Double glazed window, radiator, textured ceiling.

#### **BATHROOM**

Modern white suite comprising of bath with shower attachment, shower curtain rail, wash hand basin with cupboards under, low level W.C, fully tiled walls, frosted double glazed window, heated towel rail.

#### **OUTSIDE**

#### **REAR GARDEN**

A pleasant feature of the property, predominately laid to lawn with raised borders to the rear, paved patio to the front, gate to the side of the property providing access to the front garden.

#### **FRONT GARDEN**

Small lawned garden with borders.

#### **PRIVATE DRIVEWAY**

Allowing off road parking for two/three cars and leading to -

#### **GARAGE**

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.