

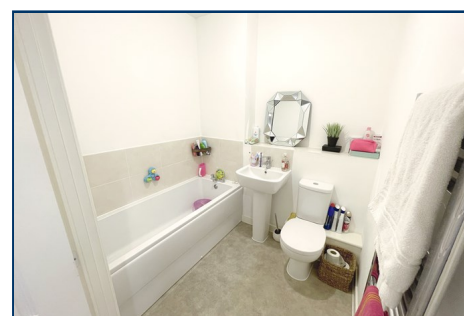
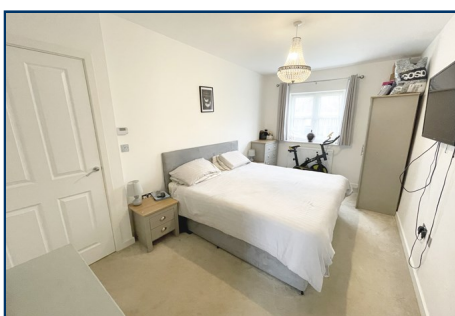


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Snap Dragon Lane, Durrington, West Sussex, BN13 3GJ

ATTRACTIVE TWO BED GROUND FLOOR FLAT IN POPULAR DURRINGTON

- Ground Floor Flat
- Open Plan
- Two Bedrooms
- Family Bathroom & En suite
- Built 2018
- Allocated Parking
- Bike and Refuse Store
- Double Glazing and GFCH

OFFERS OVER £220,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom ground floor flat in Durrington, built in 2018. The accommodation features communal entrance with security entry phone, open plan lounge/dining room and kitchen, bedroom one benefits from an en suite shower room and W/C, modern family bathroom, communal gardens, allocated parking and visitor parking, communal bike storage and refuse. Further features include double glazing and gas central heating. Viewing highly recommended.

Accommodation in brief comprises:

COMMUNAL ENTRANCE

Accessed through double glazed door with communal Security entry phone system, door with spyhole to -

ENTRANCE HALL

Security entry phone, feature wood effect flooring, radiator, storage cupboard with hanging rail, further storage cupboard ideal for tumble dryer, wall mounted thermostat control, flat ceiling.

LOUNGE/DINING ROOM - 4.95m x 3.68m (16' 3" x 12' 1")

Feature double aspect, double glazed West facing window, South facing double glazed french doors leading to the communal garden, double radiator, T.V point, flat ceiling.

KITCHEN - 3.38m x 2.01m (11' 1" x 6' 7")

Excellent range of modern units comprising inset single drainer stainless steel sink with mixer tap with cupboards under, roll top work surfaces either side with cupboards and drawers under, eye level cupboards over, fitted oven with four ring gas hob with stainless steel back splash and extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, attractive part tiled walls, feature wood effect flooring, South facing double glazed window.

BEDROOM ONE - 4.9m x 2.82m (16' 1" x 9' 3")

Double glazed window, radiator, flat ceiling, door to -

EN SUITE SHOWER ROOM/WC

Corner step in shower cubicle, pedestal wash hand basin with tiled splash back, mirrored medicine cabinet over, low level W/C, frosted double glazed window, part tiled walls, heated towel rail.

BATHROOM

Modern family bathroom with white suite comprising bath, pedestal wash hand basin, low level W/C, heated towel rail, part tiled walls, flat ceiling, extractor.

BEDROOM TWO - 3.76m x 2.77m (12' 4" x 9' 1")

West facing double glazed window, radiator, flat ceiling.



Bedroom Two

OUTSIDE

COMMUNAL GARDENS

Attractive communal gardens surrounding the property.

ALLOCATED PARKING

One designated parking space, three designated visitor parking spaces.



Parking Area

BIKE STORAGE AND REFUSE

Secure bike storage and refuse to the rear of the property accessed with key.

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.