

Freehold - Offers In Excess Of £300,000



3



1



1



D



## Description

We are pleased to offer for sale this well-maintained three bedroom terraced family home, ideally located in the popular area of Durrington. This delightful property features two spacious double bedrooms, a single bedroom, a bright and airy lounge, and a versatile sun room perfect for year-round enjoyment.

The home benefits from a south-facing rear garden, ideal for outdoor relaxation and entertaining. Recent upgrades include a newly fitted bathroom and a new boiler, ensuring modern comfort and efficiency.

Conveniently situated with excellent access to the A24 and A27, commuting to Brighton, London, and surrounding areas is straightforward. Local amenities are within easy reach, including shops at Manor Parade and the Tesco superstore on New Road.

## Key Features

- Mid-Terrace Family Home
- Attractive Recently Fitted Ground Floor Bathroom
- Lounge with Sunroom
- EPC Rating D
- Three Bedrooms
- Good Size South Facing Garden
- New Glow-Worm Boiler
- Council Tax Band B





uPVC frosted double glazed door to:

#### **Entrance Hall**

with laid wood effect flooring, under stairs storage space and radiator. Door through bathroom and to:

#### **Lounge**

**3.66 x 3.39 (12'0" x 11'1")**

Recessed shelving, TV recess, radiator and double glazed patio door leading to:

#### **Sun Room**

**3.49 x 2.35 (11'5" x 7'8")**

Laminate wood flooring, double glazed window and door leading to a south facing rear garden.

#### **Kitchen**

**3.85 x 1.91 (12'7" x 6'3")**

Range of white fronted base and wall units with drawers, wine rack & roll top worksurfaces incorporating a stainless steel sink with mixer tap, fitted electric oven, 4 ring hob with extractor fan over, tiled splash back, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge freezer, leaded-light double glazed window, wall mounted radiator and throughway to:

#### **Lobby Area**

Recess with space for further appliance, wall mounted glow worm boiler and double glazed UPVC door leading to rear garden.

#### **Ground Floor Bathroom**

Located off the entrance hall an attractive recently refitted

bathroom with part enclosed bath, contemporary style black mixer tap, matching fitted shower with rainfall head and separate attachment, attractive black lattice shower screen, basin set in vanity unit with mixer tap, low flush WC, heated towel rail, Carrera marble affect splashback, downlighters, leaded-light double glazed window.

#### **Staircase**

leading to:

#### **First Floor Landing**

with leaded-light double glazed window and loft hatch.

#### **Bedroom One**

**3.46 x 3.3 (11'4" x 10'9")**

Double glazed window with view of rear garden, radiator and cupboard with shelving.

#### **Bedroom Two**

**2.65 x 3.34 (8'8" x 10'11")**

Leaded-light double glazed window and radiator.

#### **Bedroom Three**

**2.67 x 1.81 (8'9" x 5'11")**

Double glazed leaded-light window to the front and radiator.

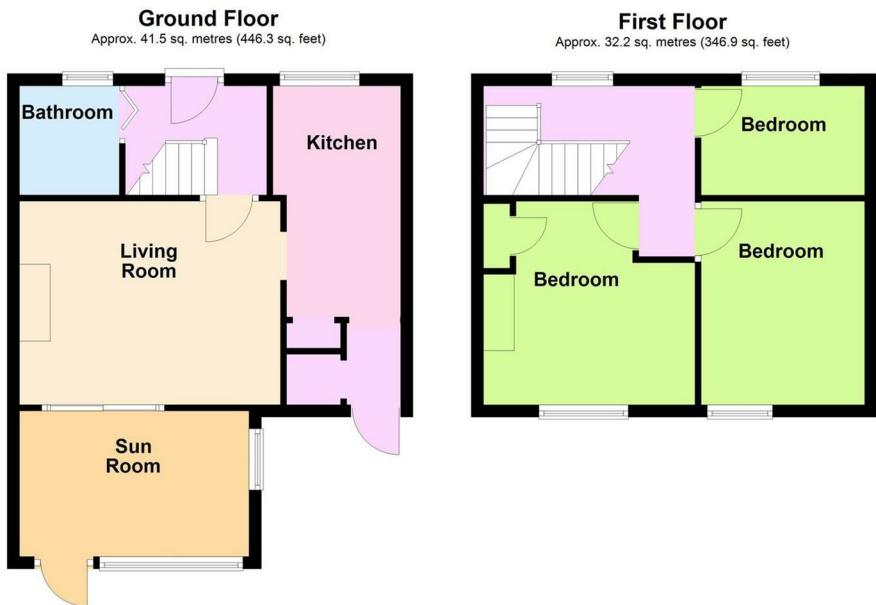
#### **Outside**

South facing rear garden, lawn area, mature hedges and palm tree, gate for rear access and an outside tap.





## Floor Plan Cheviot Road



Total area: approx. 73.7 sq. metres (793.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

