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D





## **Key Features**

- Three-bedroom semi-detached house in a quiet cul-de-sac
- Spacious dual-aspect lounge with abundant natural light
- Kitchen opening into a large pitched-roof conservatory
- Two double bedrooms plus a generous single bedroom
- Family bathroom with corner bath and separate shower
- Downstairs cloakroom and double glazing throughout
- Low-maintenance south-westerly rear garden
- Garage and off-road parking for two vehicles
- Convenient access to local amenities, A27, leisure centre, and nearby railway stations
- Council Tax Band C | EPC Rating D

We are delighted to offer this well-presented three-bedroom semi-detached house, situated in a quiet cul-de-sac in Durrington. The property combines comfortable living spaces with convenient access to local amenities, excellent transport links, and recreational facilities.

This attractive home features a spacious dual-aspect lounge, providing a bright and welcoming living area. The kitchen opens into a large pitched-roof conservatory, offering a versatile space for dining or additional living while overlooking the low-maintenance rear garden.

Upstairs, there are two good-sized double bedrooms and a generous single bedroom, perfect as a child's room, guest room, or home office. The family bathroom is fitted with a corner bath and separate shower for added convenience. Additional benefits include double glazing and a downstairs cloakroom.

Externally, the property enjoys a south-westerly rear garden, ideal for afternoon and evening sun, along with a garage and off-road parking for two vehicles. Located close to David Lloyd Leisure Centre, the A27, and Goring-by-Sea and Durrington-on-Sea railway stations, this home offers both comfort and connectivity.



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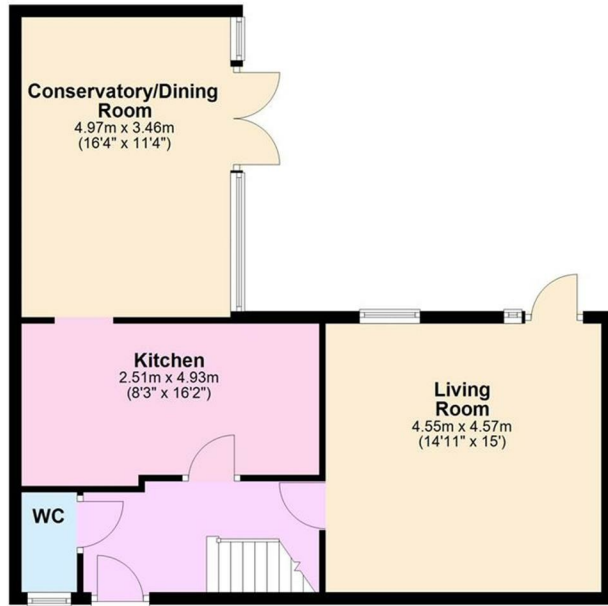
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# Floor Plan Eriskay Court

**Ground Floor**  
Approx. 60.3 sq. metres (649.2 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 103.1 sq. metres (1109.3 sq. feet)



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

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.

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