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D





## Description

This regency style house is presented in excellent decorative order throughout. Situated in sought after Findon. The property has a stunning modern, contemporary style. The property in brief comprises of a spacious entrance hall with parquet wooden flooring and double doors leading to the living room. Modern downstairs WC. The living room is bay fronted, again with parquet flooring and really stylish, modern finish, and electric fire for added affect. Sliding doors again offer a contemporary style that opens up to the modern fitted, open plan kitchen/dining area, which boasts space for dining table and chairs. High quality quartz work surface, and breakfast bar area. Wall and base units, under counter storage, eye level oven, integrated appliances and doors leading to the rear garden. The garage is accessed via the rear garden. The first-floor accommodation comprises two double bedrooms and a generous single bedroom. The master bedroom has modern built in wardrobes. A stunning family, modern tiled bathroom with shower. The property is double glazed throughout, with gas central heating. Really nice regency style additions, such as the juliette balcony in the master bedroom.

Situated at the foot of the South Downs and Cissbury Ring. Local amenities are close by, along Findon Road with local schools in the area. Regular buses run along the A24. Easy access to both Brighton and Worthing town centre.

## Key Features

- Terraced House
- Modern Kitchen
- Gas Central Heating
- Downstairs WC
- EPC - D
- Three Bedrooms
- Double Glazed
- Garage
- Council Tax Band - D
- Freehold





#### Entrance Hall

#### Kitchen

2.74m2.44m x 2.44m1.52m (9'8 x 8'5)

#### Lounge

5.21 x 3.5 (17'1" x 11'5")

#### Dining Room

2.77 x 2.65 (9'1" x 8'8")

#### Bedroom One

4.70m x 3.28m (15'5" x 10'9")

#### Bedroom Two

3.99m x 3.28m (13'1" x 10'9")

#### Bedroom Three

2.97m x 2.36m (9'9" x 7'9")

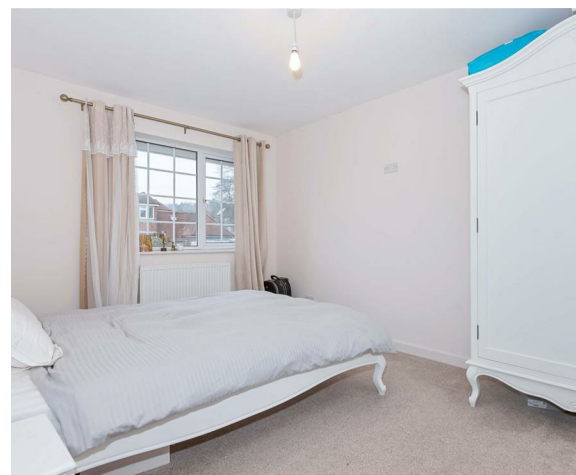
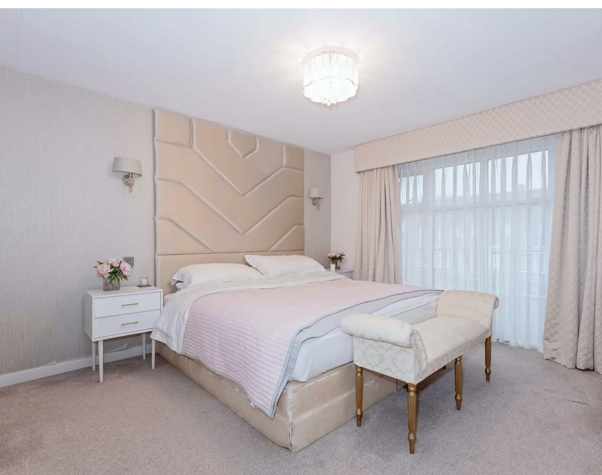
#### Garage

5.4 x 2.3 (17'8" x 7'6")

#### Front Garden

#### Rear Garden

Access to Garage



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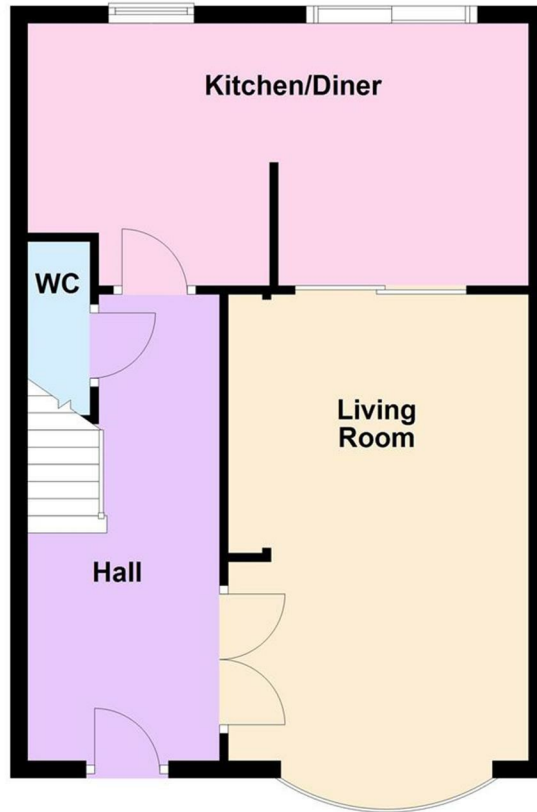
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## Floor Plan Hurston Close

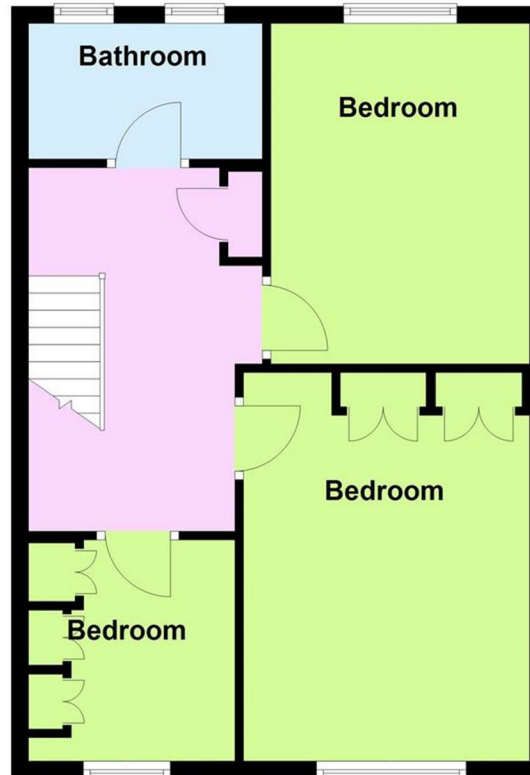
### Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 101.0 sq. metres (1087.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A (61-81) B (39-60) C (15-54) D (9-38) E (1-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		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.

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