



2



2



1



C



Description

We are pleased to present this beautifully presented two bedroom extended terrace house located in Worthing. The property offers a separate lounge with period features and dining area that opens to an extended kitchen. Upstairs includes One good sized bedroom and the other being a good sized bedroom too, there is also the benefit of a study area and an extended modern shower room. The property also has a landscaped rear garden, with decking and patio area. It is located close to local schools, shops and transport links too. Internal viewing advised.



Key Features

- Terrace House
- Two Reception Rooms
- Beautifully Finished
- EPC - C
- Freehold
- Two Bedrooms
- Extended
- Landscaped Garden
- Council Tax Band - C





Entrance Hall

Part obscured double glazed front door, radiator, wood effect flooring, stairs to first floor.

Lounge

3.28m x 2.92m (10'9" x 9'6")

Feature fireplace with original fire, mantle, tiled surround and tiled hearth, radiator, double glazed sash window to front, natural floorboards.

Dining Room

3.89m x 3.05m (12'9" x 10'0")

Feature fireplace with original fire, surround and tiled hearth, two storage cupboards (one housing electric meter) providing storage, full height double glazed door to garden, radiator, wood effect flooring, access to kitchen.

Kitchen

3.71m x 2.44m (12'2" x 8'0")

Measurements to include built in units. Range of matching floor and wall units with solid oak worktops and surface mounted ceramic sink with mixer tap over, range cooker with seven point gas burner over, integrated dishwasher, and fridge/freezer, space and plumbing for washing machine and tumble drier, full height double double glazed french doors to garden and further double glazed window to side, tiled floor.

Rear garden

Mainly laid to artificial grass with decking and covered patio area, two garden sheds, flower and shrub borders with fenced surround, rear access path from Greenland Road

First Floor Landing

Loft access with pull down ladder (part boarded)

Bedroom One

3.96m x 3.3m (12'11" x 10'9")

Feature fireplace with original fireplace, double glazed sash window to front, cupboard above stairs offering storage.

Dressing Room/Study

3.91m x 3.3m (12'9" x 10'9")

Double glazed sash window and radiator.

Shower Room

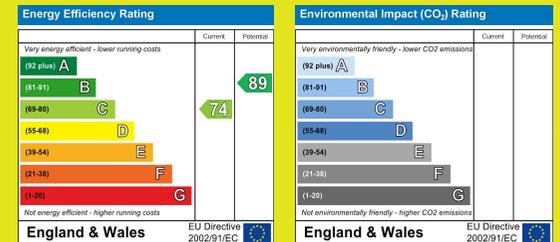
3.71m x 2.44m (12'2" x 8'0")

White bathroom suite, double shower cubical with thermostatic shower and glass screen over, wall mounted wash hand basin with storage below and surface mounted sink and mixer tap over, low level w.c, two wall mounted storage units, two chrome finished vertical radiators, obscured double glazed window to rear, double glazed skylight, tiled floor, tiled walls, extractor fan.

Front Garden

Mainly laid to lawn, retaining front wall, path to front door.

Floor Plan Durrington Lane



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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co