



## Durrington Lane, Worthing

- Terrace House
- West Garden
- Period Features
- Freehold
- Three Bedrooms
- Well Presented
- EPC Rating - C
- Council Tax Band - C



Asking Price  
**£325,000**  
Freehold

We are pleased to present this three bedroom terrace house located in Worthing. The property offers period features with good sized rooms and a west facing garden. The property is well presented and is positioned close to local schools, shops and transport links too. The property also includes the ability to extend or adapt the layout too. Internal viewing advised.

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**Robert  
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## Accommodation

### Entrance Hall

Part obscured double glazed front door, radiator, storage cupboard under stairs housing gas and electricity meters, further storage for fridge freezer, wood effect flooring, stairs to first floor.

### Lounge 14'2" x 10'11" (into bay) (4.33 x 3.33 (into bay))

Feature log burner with wooden mantle and tiled hearth, double glazed window to front, radiator, wood effect flooring.

### Dining Room 9'10" x 12'1" (3.02 x 3.69)

Full height double glazed french doors to garden with double glazed window above, wood effect flooring.

### Kitchen 8'11" x 6'2" (2.74 x 1.89)

Measurements to include built in units. Integrated electric oven with four point gas hob over, space and plumbing for washing machine and tumble drier, double glazed window to rear, wood effect flooring.

### First Floor Landing

Loft access via hatch.

### Bedroom One 14'3" x 9'11" (into bay) (4.35 x 3.04 (into bay))

Measurements to include built in wardrobes. Double glazed bay window to front, radiator.

### Bedroom Two 12'1" x 9'11" (3.70 x 3.03)

Measurements to include built in wardrobes, double glazed window to rear, radiator.

### Bedroom Three 6'5" x 7'4" (1.96 x 2.25)

Double glazed window to front, radiator.

### Bathroom 8'10" x 6'5" (2.70 x 1.96)

White bathroom suite, PVC panelled bath with mixer tap over, shower cubical with thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin with mixer tap over, heated towel rail, vinyl flooring, obscured double glazed window to rear.

### Rear Garden

West facing, mainly laid to lawn, raised decking area, wooden summer house, rear access via gate.

### Front Garden

Mainly laid to lawn with footpath to front door, low level retaining front wall.



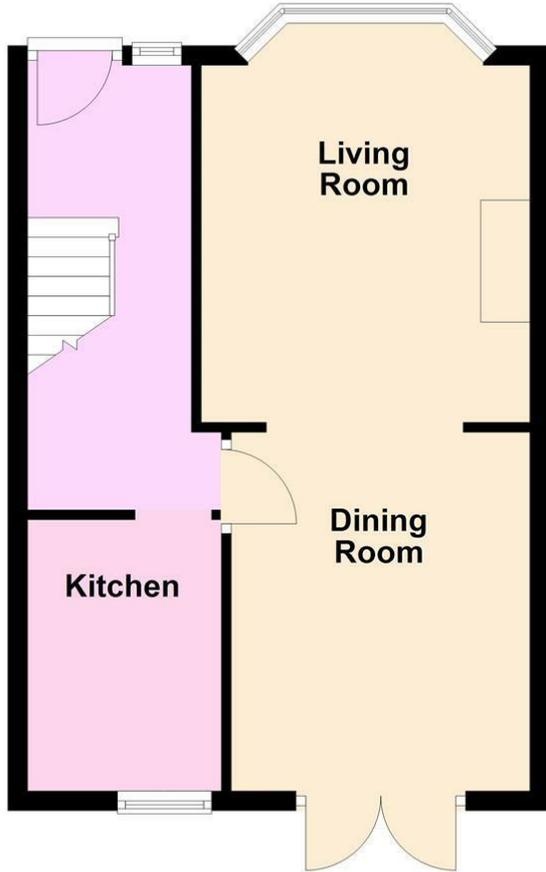
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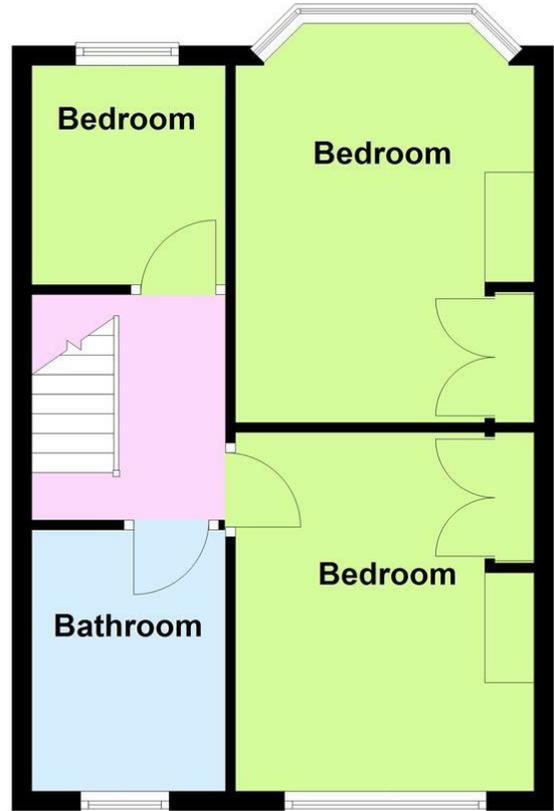
**Ground Floor**

Approx. 38.3 sq. metres (412.7 sq. feet)



**First Floor**

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">72</span>   <span style="font-size: 2em; color: green;">88</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.