



Durrington Lane, Worthing

Asking Price
£375,000
Freehold

- Semi Detached Bungalow • Two Bedrooms
- NO CHAIN
- Conservatory
- FREEHOLD
- Well Presented
- Garage & Driveway
- EPC Rating - TBC
- Council Tax Band - C
- VIEWING ADVISED

A well presented Semi Detached Bungalow situated in a convenient location with good access to shops, bus routes and other amenities. The property which is being sold with no onward chain has a living room that leads onto the conservatory, a modern kitchen/breakfast room, two bedrooms, bathroom and separate w.c. Outside there are front gardens, garage and driveway and an attractive rear garden. Internal viewing is recommended

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Accommodation

Entrance Hall

Front door, radiator, wall mounted electric fuse board & meter, access to loft space.

Living Room 14'8" x 11'10" (4.49 x 3.61)

Fireplace, radiator, wall light points, double glazed doors to conservatory.

Kitchen/Breakfast Room 12'0" x 8'5" (3.66 x 2.57)

Measurements to include built in units, one and half bowl stainless steel sink unit with mixer tap inset to work top, space for cooker, fridge freezer, part tiled walls, radiator, two double glazed windows, gas fired central heating boiler concealed in unit, door to conservatory.



Conservatory 24'5" x 7'1" (7.45 x 2.161)

Radiator, double glazed windows and opening doors to garden, plumbing and spacer for washing machine, work top surface, space for other appliances.

Bedroom One 14'6" x 11'0" (4.43 x 3.36)

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

Bedroom Two 10'4" x 9'0" (3.159 x 2.75)

Measurements to include built in wardrobes, two double glazed windows, radiator.

Separate W/C

Low level flush w/c, obscured double glazed window, part tiled walls, radiator.

Bath / Shower Room

Panel enclosed bath, wall mounted shower, obscured double glazed window, part tiled walls, wash hand basin with cupboard below.

Front Garden

Laid to lawn.

Garage 16'0" x 8'3" (4.9 x 2.54)

Up and over door, power and lighting, personal door to rear garden.

Driveway

Paved providing ample off road parking.

Rear Garden

Laid to lawn, laid to patio, flower and shrub borders, water tap, side access, attractive flint wall to rear



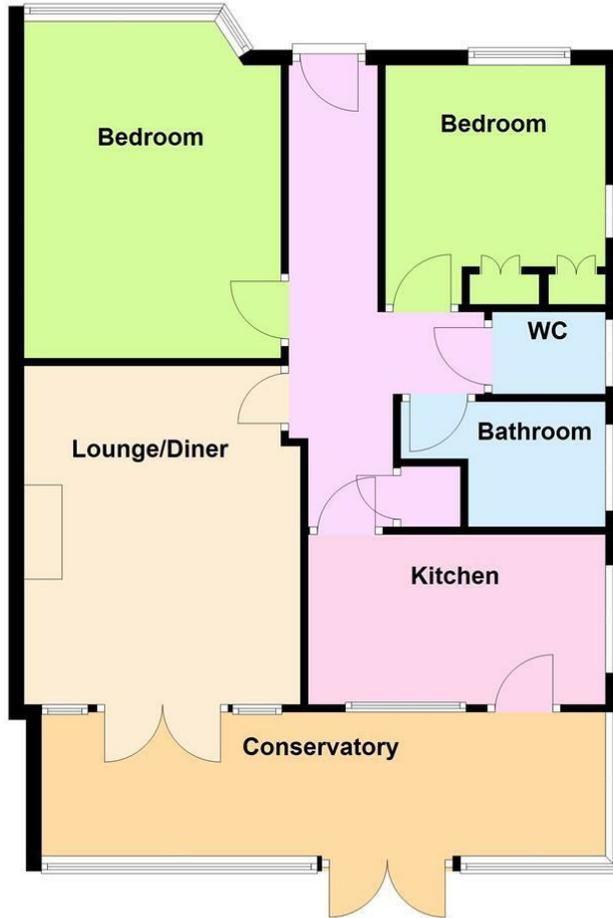
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Floor Plan

Approx. 81.3 sq. metres (874.8 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 85 </div>
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.