



Asking Price  
**£525,000**  
Freehold

## Hurston Close, Worthing

- Detached Chalet Bungalow
- Modern Kitchen
- Dining Room Or Bedroom
- Westerly Aspect Garden
- Large Double Garage
- Three Good-Sized Bedrooms
- Spacious Living Room
- Two Attractive Bathrooms
- Council Tax Band - D
- EPC Rating - B

We are delighted to offer to the market this recently built detached chalet bungalow ideally situated in the popular Findon Valley district with local shops, schools, parks, bus routes, and easy access to both the A27 and A24 nearby. The spacious accommodation comprises a porch leading into the entrance hallway, a modern kitchen area, a spacious living room with feature fuel burner, a formal reception/bedroom, and a renovated bathroom. Upstairs, there are three good-sized bedrooms, a bathroom and ample storage space. Other benefits include a westerly aspect low-maintenance rear garden, a further enclosed garden to the front, ample off-road parking, and a large double garage.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

This property is a unique modern detached chalet style property, tucked away and secluded with its own gated entrance with private driveway and double garage. It was built four years ago and has six years remaining on its new build certificate and has the heating and fuel efficiency of a new build home. It also benefits from wrap around gardens, double glazing and a modern fitted contemporary fitted kitchen.

Composite double glazed frosted door to:

### Porch

Laid to wood effect flooring, frosted double glazed windows, further composite double glazed door to:

### Hallway

Laid to wood effect flooring, period bar style radiator and decorative coving, large walk in cloak cupboard with an ideal Standard wall mounted boiler and further storage space, under stairs cupboard with storage space and electric consumer unit, wall mounted thermostat.

### Open Plan Kitchen/Living Room

#### Kitchen Area 13'5" x 12'6" (4.10 x 3.83)

Kitchen area with a range of fitted high gloss base and wall units incorporating smoke glass fronted drinks cabinet, stack of soft close drawers, integrated Lamona dishwasher and integrated Bosch washing machine, wine fridge, Bosch electric induction hob with contemporary glass extractor fan, AEG double oven and matching AEG microwave, space for American style fridge/freezer, attractive glass splash backs and granite worktops with contemporary black sink and mixer tap, incorporating a breakfast bar with space for breakfast stools, downlighters, double glazed window to front and laid effect wood effect flooring throughway to:

#### Living Room 14'4" x 14'0" (4.38 x 4.27)

Spacious living room area with three panel double glazed bi-folding doors with electric roller blinds, feature free standing solid fuel burner, two period bar style radiators, downlighters.

#### Reception/Bedroom 14'0" x 12'4" (4.27 x 3.78)

Attractive recess shelving area with storage cupboards, coving, downlighters, double glazed window with built in blinds, double glazed door with built in blinds to westerly aspect rear garden, period bar style radiator, dimmer switch, tv point.

### Downstairs Bathroom

Panel enclosed bath, mixer tap, shower attachment with screen, pedestal basin, flush W/C, tiled walls, tiled floor, heated towel rail, frosted double glazed window, under floor heating.

Stairs to

### First Floor Landing

With loft hatch and cupboard with further access door to eaves storage space.

### Bedroom One 12'11" x 12'8" (3.95 x 3.88)

Downlighters, fitted wardrobes with sliding mirror fronted door and two hanging rails, period bar style radiator, double glazed window to front, tv point, storage cupboard with shelf, dimmer switch.

### Bedroom Two 12'11" x 10'6" (3.95 x 3.22)

Dimmer switch, double glazed window, period bar style radiator, wardrobe with mirror fronted sliding door and hanging rail, cupboard with further storage and shelf.

### Bedroom Three 12'8" x 10'0" (3.88 x 3.05)

Sky light window, downlighters, attractive shaker style Sharps fitted wardrobes with hanging and shelving, period bar style radiator.

### Bathroom

Spacious contemporary style bathroom with large walk-in shower with glass screen and fitted shower with separate rainfall fitted attachment, low flush W/C, basin set in a vanity unit with mixer tap, panel enclosed bath with fitted over shower with rainfall head separate attachment, tiled walls with underfloor heating, heated towel rail and tiled splash backs, skylight window.

### Outside

Westerly aspect low maintenance patio garden with space for seating, high fencing given a good deal of seclusion, gate for side access, further side entrance to garage and garden area, outside tap.

### Front and Side Gardens

Railway sleeper enclosed lawn area, mature tree, off road parking for multiple cars and driveway to double garage.

### Double Garage 16'2" x 17'10" (4.93 x 5.45)

Garage access via rolling composite electric gate. Pitch roof garage with side double glazed door and electric roller door, oversized double garage with eaves storage space, power and lights.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

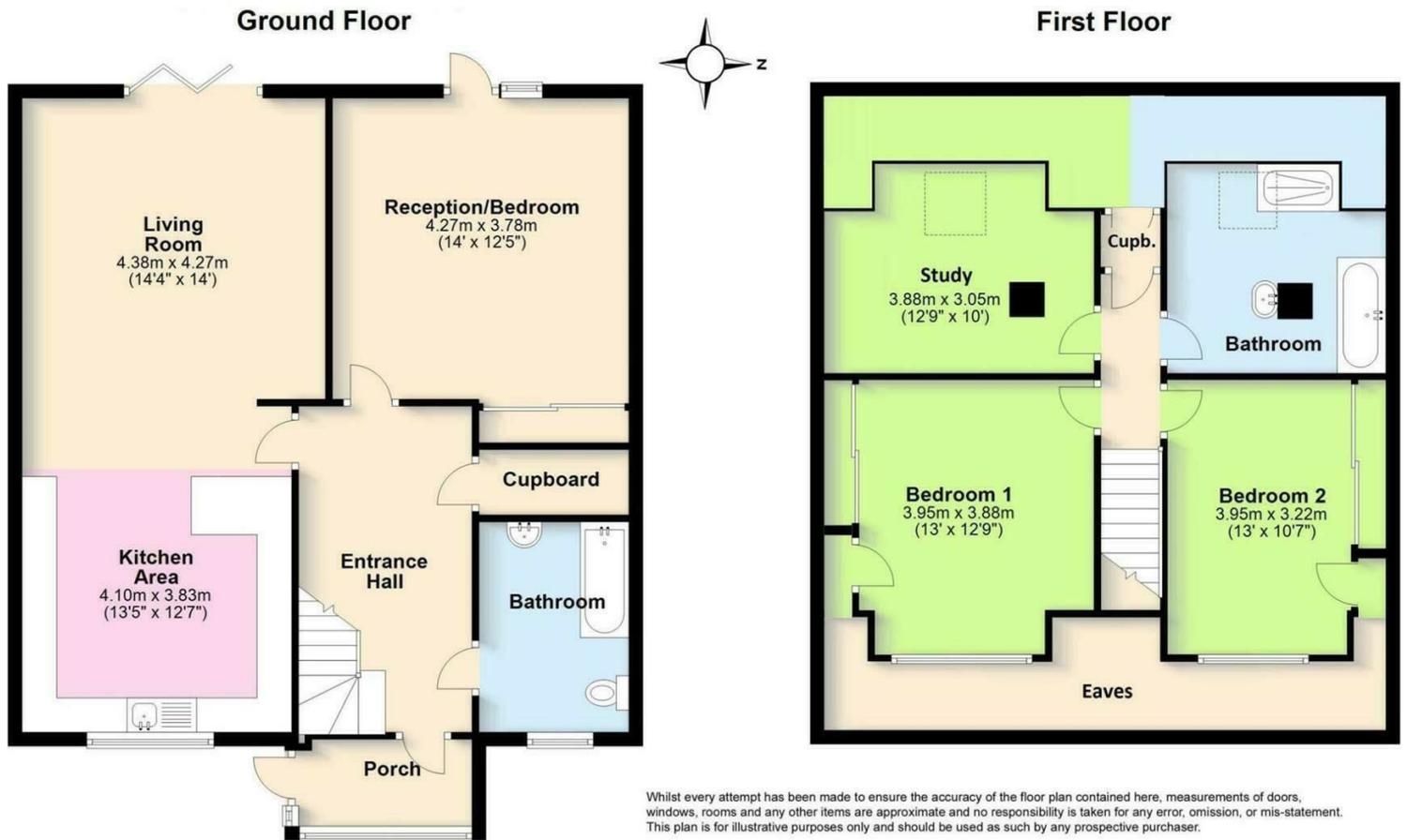
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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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.