



Offers Over
£325,000
Freehold

Durrington Lane, Worthing

- Terraced Family Home
- Three Bedrooms
- Bay-Fronted Living Room
- Spacious Kitchen
- Sunroom
- EPC Rating - D
- Beautiful Rear Garden
- Council Tax Band - C

We are delighted to offer to the market this terraced family home ideally situated in this favoured Salvington location, close to local shopping facilities, parks, schools, bus routes and easy access to both the A24 and A27 all nearby. Accommodation offers an entrance hallway, bay-fronted living room, spacious kitchen, dining room, three bedrooms and, a family bathroom. Other benefits include a beautifully presented and well-maintained rear garden and a sunroom,

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Accommodation

Front Garden

Hallway

Double glazed door and window. Radiator. Understairs storage with shelving.

Living Room 13'8" x 10'10" (4.18 x 3.32)

Double glazed bay window. Gas fire with surround and hearth. Coving.

Dining Room 12'0" x 9'10" (3.68 x 3.01)

Radiator. Archway to sunroom.

Kitchen 16'3" x 6'9" (4.96 x 2.08)

Wall and base units. Space for white goods and oven. Storage cupboard. Double glazed windows. Basin and drainer.

Landing

Loft access.

Bathroom 8'11" x 6'5" (2.74 x 1.96)

Basin and vanity unit. Radiator. Low level flush WC. Double glazed frosted window. Bath with screen and Triton shower. Linen cupboard with Vaillant combi boiler.

Bedroom One 14'4" x 9'10" (4.37 x 3.01)

Radiator. Exposed floorboards. Double glazed bay window. Built-in wardrobes. Feature fireplace.

Bedroom Two 12'2" x 9'10" (3.71 x 3.01)

Double glazed window. Radiator. Built-in wardrobes. Feature fireplace.

Bedroom Three 6'5" x 7'4" (1.96 x 2.24)

Double glazed window.

Sunroom 7'10" x 7'0" (2.41 x 2.14)

Double glazed doors and frosted windows to garden.

Garden

Patio and pathway. Mature trees and bushes. Rear access. Small pond.





Approximate gross internal floor area 89.8 sq m/ 966.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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