



Asking Price  
£325,000  
Freehold

## Highclere Way, Worthing

- Ideal first-time buyer home
- Convenient access to the A27 and A259
- Spacious open-plan living and dining area
- Conservatory with brick base and pitched roof
- Two allocated off-road parking spaces and excellent built-in storage throughout
- Popular Durrington location
- Three well-proportioned bedrooms
- Modern fitted kitchen with integrated NIEFF appliances
- South-westerly facing low-maintenance rear garden
- Council Tax C | EPC Rating D

We are delighted to offer this well-presented three-bedroom family home, ideally suited to first-time buyers and situated in a popular residential area of Durrington. Benefiting from spacious open-plan living accommodation, a conservatory, south-westerly facing rear garden and two allocated parking spaces, the property is conveniently located for access to the A27, A259, local amenities and David Lloyd leisure facilities.

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## Accommodation

An entrance porch with a built-in storage cupboard leads through to the welcoming hallway, providing space for coats and shoes. The ground floor has been thoughtfully arranged to create a bright and sociable open-plan living environment. The living area enjoys a pleasant outlook to the front and benefits from a useful understairs storage cupboard, flowing seamlessly into the dining area, which in turn provides access to the conservatory.

The kitchen is fitted with a range of wall and base units and incorporates integrated NEFF appliances, including an electric oven and induction hob with cooker hood above. There is also space for a fridge/freezer, washing machine and dishwasher, while windows overlook the rear garden.



Constructed with a brick base and pitched roof, the conservatory provides an excellent additional reception space, enjoying views over the garden and French doors opening directly onto the patio.



To the first floor, the landing provides loft access and serves three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe and TV point, while the second bedroom overlooks the rear garden and also features built-in storage. The third bedroom offers an open over-stairs storage area, making it ideal as a child's bedroom, home office or guest room.

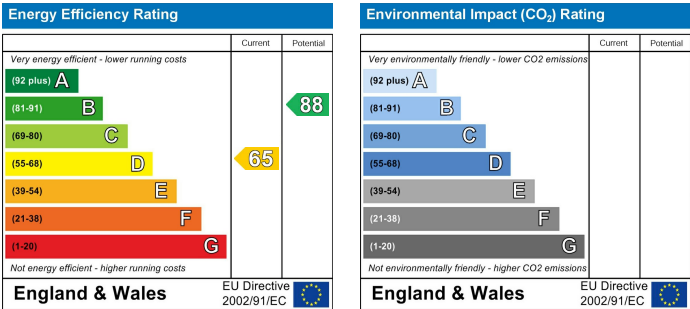
Completing the accommodation is a modern family bathroom fitted with a panel-enclosed bath with shower over, wash hand basin and WC set within a vanity unit, complemented by a heated towel rail, airing cupboard and part-tiled walls.



Outside, the south-westerly facing rear garden has been designed for ease of maintenance, featuring a patio seating area leading to an attractive artificial lawn. Further benefits include an outside tap, external power point and two allocated off-road parking spaces.



Total area: approx. 82.4 sq. metres (886.6 sq. feet)



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.