



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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9 Half Moon Lane

Worthing, BN13 2EN

Guide price £325,000

Freehold Council Tax Band D



A charming two bedroom CHAIN FREE cottage style detached bungalow, ideally situated in a highly sought after location in Salvington and offered to the market chain free.

This delightful home offers well balanced accommodation throughout. The property features a fitted kitchen complete with a convenient breakfast bar, alongside a well-appointed bathroom.

The spacious lounge provides a welcoming living area, enhanced by a characterful feature brick fireplace, creating a cosy focal point.

Both double bedrooms are accessed from the lounge, with one benefiting from a concertina-style door, offering flexibility of space. Bedroom one further boasts stairs leading to a loft hatch, providing access to a generous loft area with excellent potential for storage or further use (subject to necessary permissions).

Externally, the property enjoys a west facing rear garden, predominantly laid to lawn, making it ideal for outdoor relaxation and entertaining. Additional benefits include a garage and off road parking space located directly in front.

Situated on Half Moon Lane, the property is just a short walk from Selden Parade, which caters for everyday needs, and the John Selden Public House.

Regular buses serve the area, and the nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities.

Worthing, with its more comprehensive range of bars, restaurants and pedestrianised shopping facilities, is approximately three miles distance.





Lounge  
14'6 x 10'2 (4.42m x 3.10m)

Kitchen  
17'2 x 7'6 (5.23m x 2.29m)

Bedroom  
14'6 x 9'9 (4.42m x 2.97m)

Bedroom  
14'6 x 9'6 (4.42m x 2.90m)

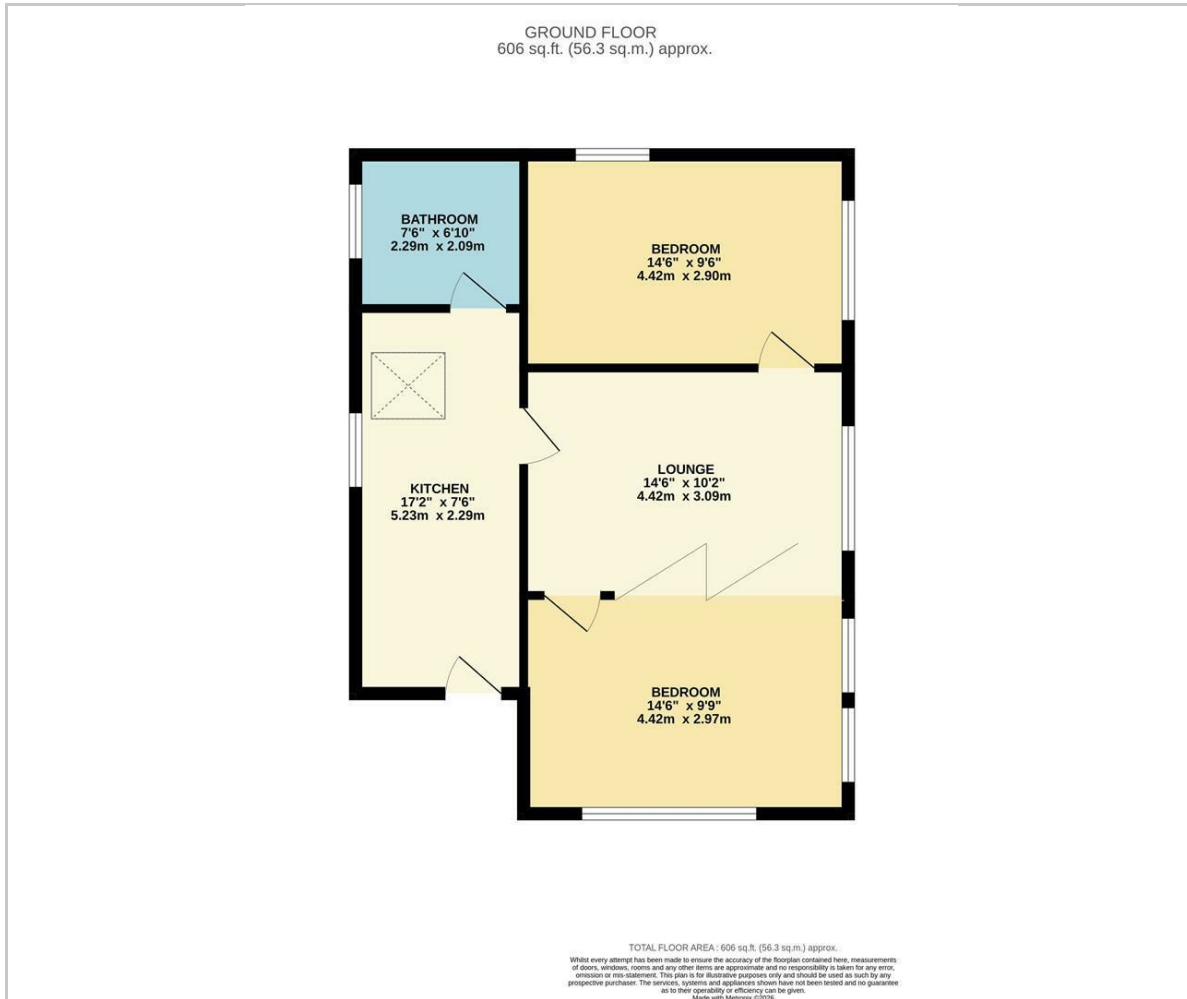
Bathroom

West Facing Rear Garden

Garage



## Floor Plan



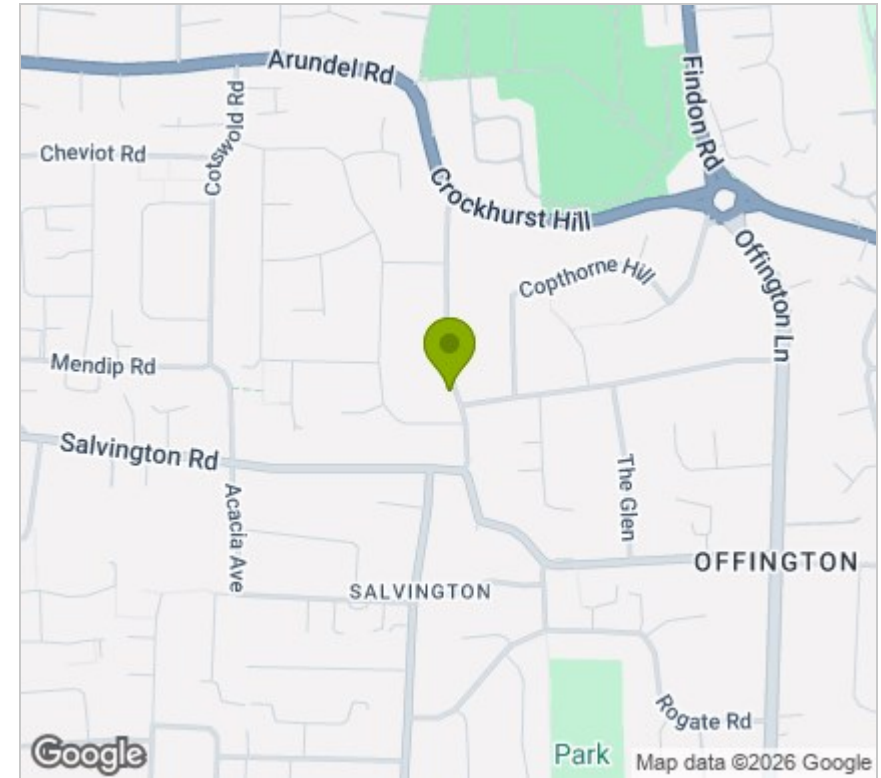
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

