



10 Halifax Drive

, Worthing, BN13 2TL

Offers in excess of £325,000

Freehold Council Tax Band C



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James & James Estate Agents are delighted to bring to the market this CHAIN FREE & beautifully presented and greatly improved two bedroom family home in this popular, quiet residential cul-de-sac.

In brief the accommodation comprises double aspect double glazed porch into spacious lounge/diner and door to the the luxury re fitted kitchen/breakfast room with range of integrated appliances including fridge/freezer, dishwasher, oven & grill, four burner gas hob with chrome splashback and extractor fan, and space for a tumble dryer. There is a double glazed window and door to the rear garden. To the first floor there are two double bedrooms and a family bathroom.

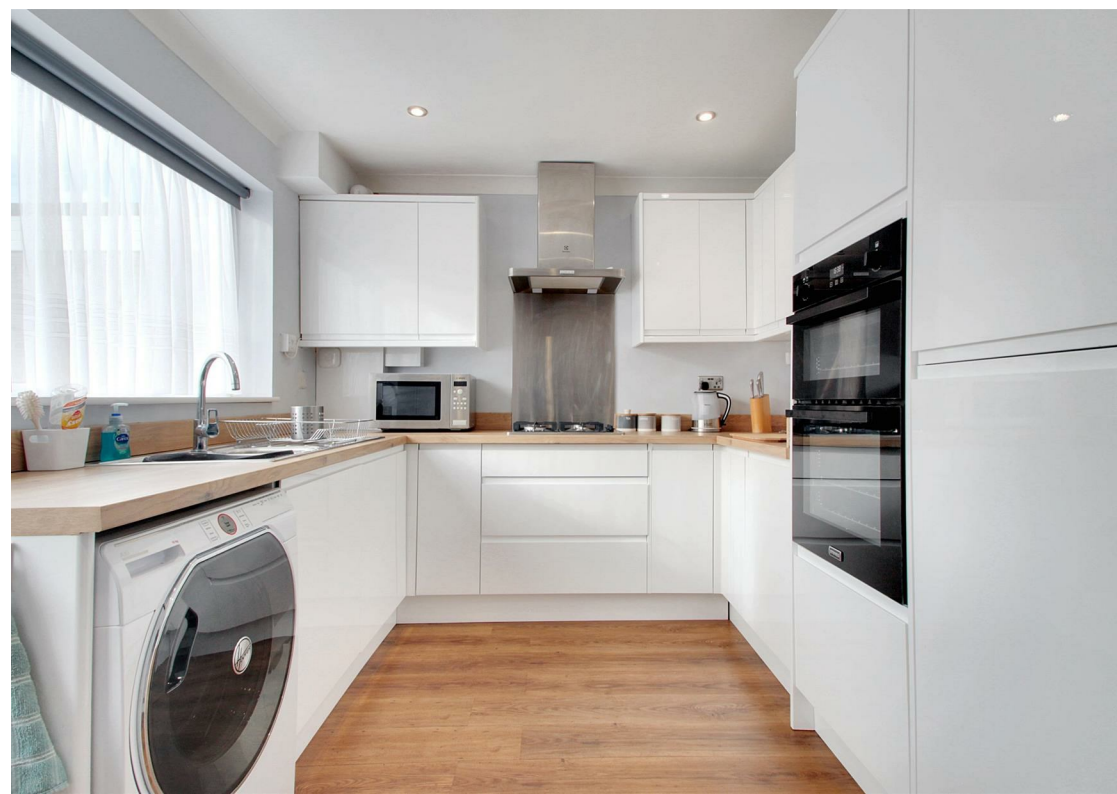
Externally the front garden is laid to lawn with off road parking to garage with up & over door, and personal door to the landscaped rear garden.

The rear garden is a particular feature of the property having a westerly aspect and being laid predominantly to lawn with timber decking and raised planted area, and also being enclosed by timber fencing.

Situated in this popular residential area, Tesco superstore can be found nearby which caters for everyday needs. The David Lloyd health centre is also close by. The nearest mainline railway station is Durrington-on-Sea giving great access to most major towns and cities. Buses also serve the area.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

UPVC double glazed front door





Entrance porch
5'5 x 4'5 (1.65m x 1.35m)

Lounge/diner
17'5 x 13'1 (5.31m x 3.99m)

Luxury fitted kitchen/breakfast
room
13'0 x 9'2 (3.96m x 2.79m)

Stairs to landing with access to loft
space

Bedroom One
9'9'x 12'9 (2.97m'x 3.89m)

Bedroom Two
9'5 x 12'9 (2.87m x 3.89m)

Luxury fitted family bathroom
8'6 x 5'8 (2.59m x 1.73m)

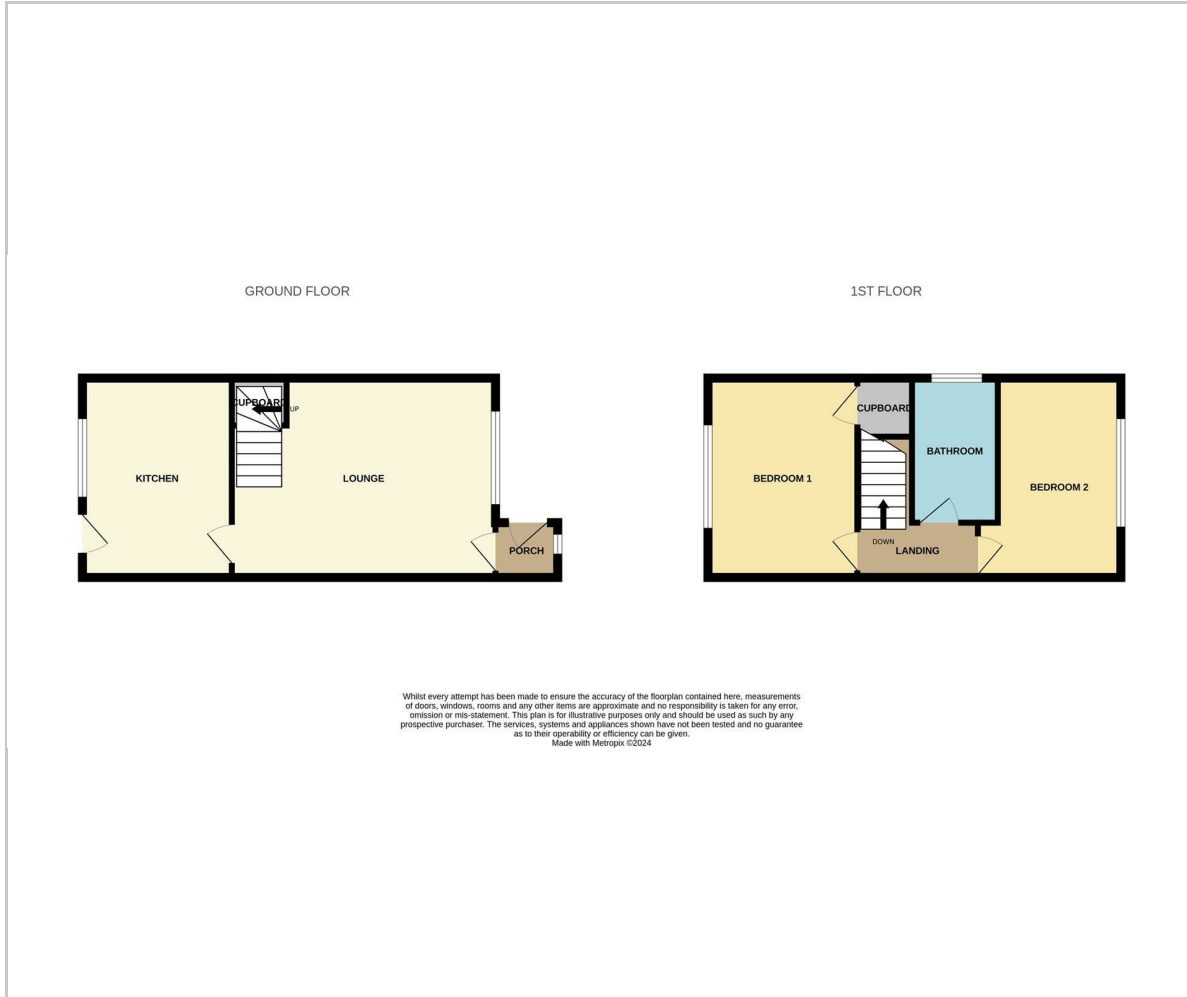
Front garden laid to lawn

Off road parking

Garage with up & over door

Personal door to landscaped rear
garden

Floor Plan



Viewing

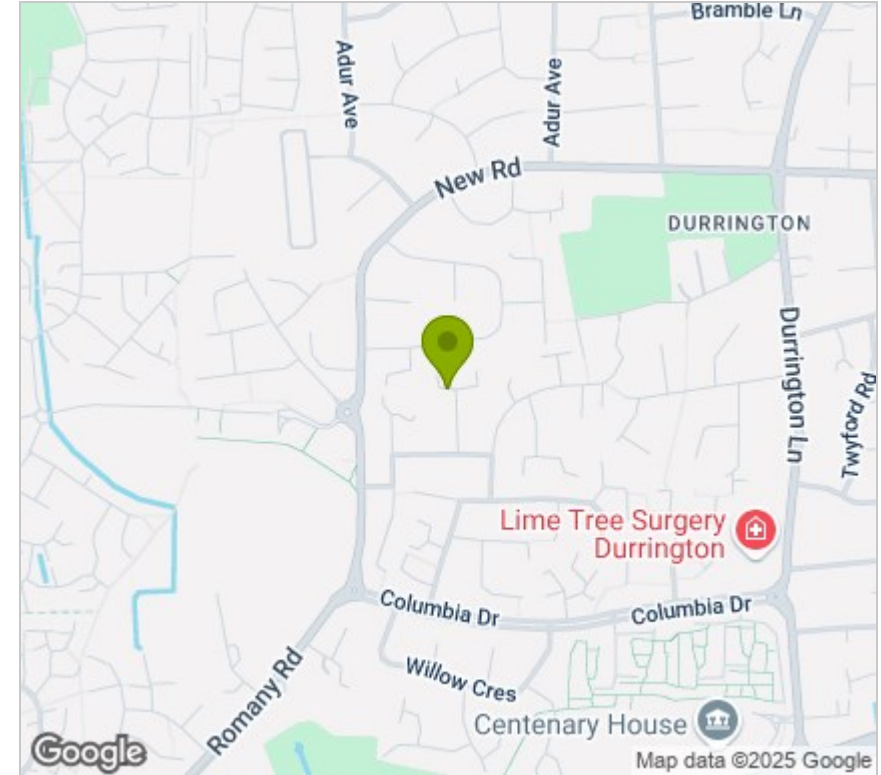
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

