



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



2 Poppy Close  
, Worthing, BN13 3FR

£325,000

Freehold Council Tax Band C



James & James are delighted to offer for sale this BEAUTIFULLY presented Semi-Detached house located within the ever popular Barley Grange development.

The accommodation comprises, entrance hall into ground floor W/C, living room through to well presented kitchen with breakfast and patio doors onto garden.

On the first floor there are two DOUBLE bedrooms, one of which with mirrored fitted wardrobes, en-suite shower room and family bathroom.

Externally to the front/ side there is a PRIVATE DRIVEWAY leading to GARAGE which is currently used as a home gym with power and light. To the rear, there is a good size lawned garden with patio seating area.

Further benefits include double glazing, gas fired central heating and the remainder of the 10 year NHBC warranty.

Located on the popular Barley Grange development in West Durrington within easy access of local shops, schools and both Goring and Durrington main line stations that provide regular services to London Victoria, Brighton and other destinations along the south coast.

### Entrance Hall

### Ground Floor W/C

### Living Room

15'2 x 9'5 (4.62m x 2.87m)

### Kitchen/ Breakfast Room

12'8 x 8'1 (3.86m x 2.46m)





First Floor Landing

Bedroom One  
9'11 x 8'3 (3.02m x 2.51m)

En-Suite

Bedroom Two



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

