



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



3 Iris Close

, Worthing, BN13 3WU

Guide price £300,000

Freehold Council Tax Band C



Guide Price £300,000 - £325,000.

Open Day Saturday 5th April \*\*\*\* Call to book your appointment \*\*\*\*

A beautifully presented two bedroom family home forming part of this modern West Durrington 'Flower Estate'.

In brief the accommodation comprises solid front door into spacious entrance with good size ground floor cloakroom, modern fitted kitchen with range of integrated appliances including dishwasher, oven, hob and freezer, a good size bright & spacious lounge/diner with convenient under stairs storage cupboard.

To the first floor there are two good size bedrooms with the master boasting a modern fitted en-suite shower room, and an additional family bathroom.

Externally there are two allocated parking spaces adjacent to the property, and a feature South facing rear garden.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this fantastic starter home.

Situated in the popular West Durrington 'Flower Estate' local shops can be found nearby with Tesco Extra catering for everyday needs, the David Lloyd heath & fitness suite is also close on hand, and the Coach & Horses pub is just a short walk away. Buses serve the area, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

Solid front door





Entrance hall  
11'1 x 3'8 (3.38m x 1.12m)

Ground floor cloakroom

Luxury fitted kitchen  
10'2 x 6'5 (3.10m x 1.96m)

Lounge/diner  
15'11 x 13'3 (4.85m x 4.04m)

Stairs to first floor landing

Bedroom one  
9'10 x 10'6 (3.00m x 3.20m)

Luxury en-suite shower

Bedroom two  
13'1 x 8'2 (3.99m x 2.49m)

Modern family bathroom  
6'3 x 7'7 (1.91m x 2.31m)

Two allocated parking spaces

Feature South facing rear garden

## Floor Plan



## Viewing

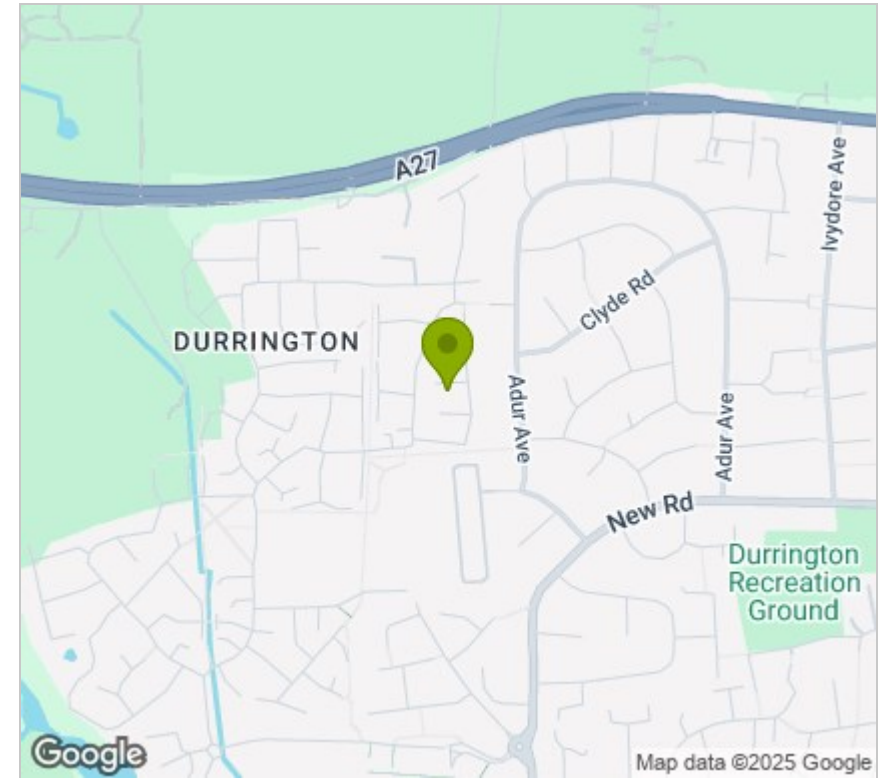
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

