



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



2 Poppy Close

, Worthing, BN13 3FR

Offers over £300,000

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 area and patio doors onto the garden.

On the first floor there are two DOUBLE bedrooms, one of which with mirrored fitted wardrobes, the other with 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)

Bedroom two

En-Suite

Bathroom



## Floor Plan



## Viewing

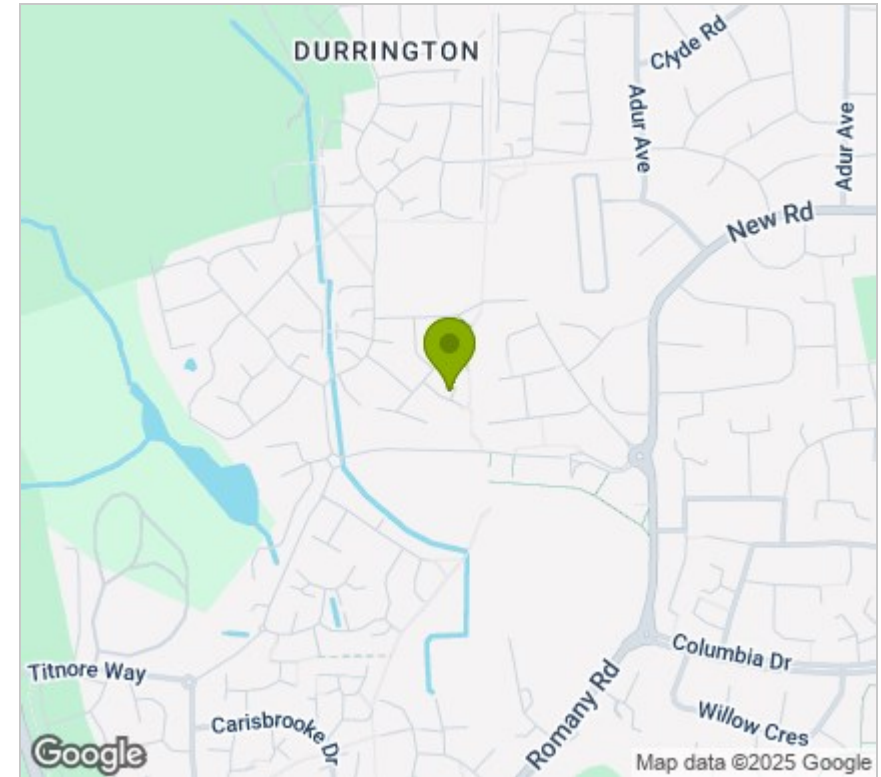
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

