



JAMES & JAMES
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22 Hurley Road

, Worthing, BN13 2PB

Asking price £350,000

Freehold Council Tax Band C



*** Guide Price £350,000 to £360,000

A beautifully presented and well extended two bedroom semi detached bungalow situated in a popular residential area.

In brief, the accommodation comprises composite front door into spacious entrance hall with airing cupboard and access to loft space via a pull down ladder. There is a beautiful L-shaped lounge/diner with concertina doors onto the rear garden, and a Velux window affording plenty of natural light.

The bay fronted main bedroom comes with a range of fitted wardrobes, and there is also a second bedroom, a modern fitted kitchen leading to a UPVC double glazed lean-to/garden room.

To the front of the property is off road parking, whilst the rear garden is well established boasting a profusion of tree and shrub lined borders, whilst being laid mainly to lawn. 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 beautiful property.

Situated in Hurley Road, the property is ideally located close to Durrington-on-Sea mainline railway station, which gives great links to most major towns and cities. Local shops can be found nearby and Worthing town Centre with its comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately 3 miles distance.

Composite front door to entrance hall
16'11 x 3'7 (5.16m x 1.09m)





Access to loft space

L shaped lounge/diner
20'2 narrowing to 9'9 x 21'7
narrowing to 10'4 (6.15m
narrowing to 2.97m x 6.58m
narrowing to 3.15)

Fitted kitchen
10'7 x 8'5 (3.23m x 2.57m)

UPVC lean-to
11'3 x 4'10 (3.43m x 1.47m)

Bedroom one with fitted
wardrobes
15'3 x 9'1 (4.65m x 2.77m)

Bedroom two
11'6 x 7'6 (3.51m x 2.29m)

Modern family bathroom

Off road parking

Mature rear garden

Floor Plan



Viewing

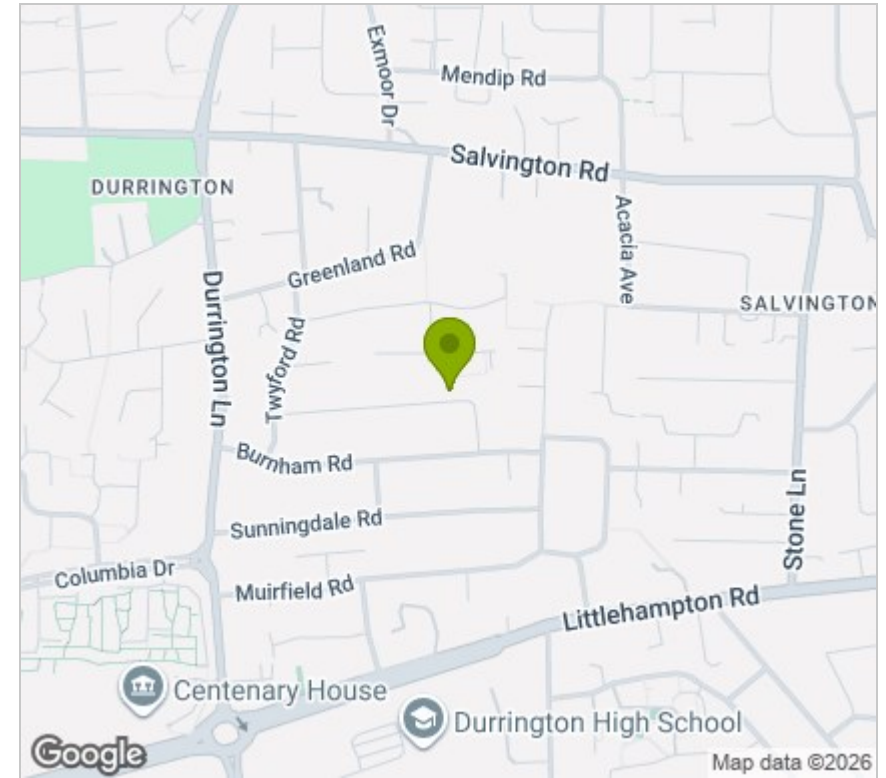
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

