



6 Mersey Road

West Durrington, Worthing, BN13 3NQ

Asking price £400,000

Freehold Council Tax Band D

A two bedroom, detached bungalow forming part of the ever popular Fleetwing development.

In brief, the accommodation comprises footpath to double glazed front door, into spacious entrance porch with UPVC double glazed aluminium door, into dining hall with arch into a West facing lounge with focal fireplace, kitchen with side door giving access to outer lobby and outside store, two bedrooms, separate w/c, family shower room with additional double w/c, and UPVC double glazed conservatory.

Outside there is a feature rear garden with a profusion of maturing trees and shrub lined borders, summer house, timber shed and garage.

Other benefits include gas central heating, boarded loft space, and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size of this detached bungalow.

Situated in Mersey Road the property is just a short distance from Tesco superstore which caters for everyday needs. The David Lloyd health centre is close by, and regular buses serve the area. The nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities.

UPVC double glazed front door

Entrance porch  
8'3 x 3'9 (2.51m x 1.14m)





Dining hall  
14'3 x 8'8 (4.34m x 2.64m)

Arch opening onto lounge  
13'4 x 12'5 (4.06m x 3.78m)

Kitchen  
9'1 x 12'3 (2.77m x 3.73m)

Outer covered area  
5'5 x 7'0 (1.65m x 2.13m)

Door to external store  
8'2 x 6'0 (2.49m x 1.83m)

Bedroom one  
11'5 x 12'5 (3.48m x 3.78m)

Bedroom two  
11'6 x 10'4 (3.51m x 3.15m)

Separate w/c

Shower room with w/c  
7'10 x 8'10 (2.39m x 2.69m)

UPVC double glazed conservatory  
11'7 x 10'4 (3.53m x 3.15m)

Off road parking

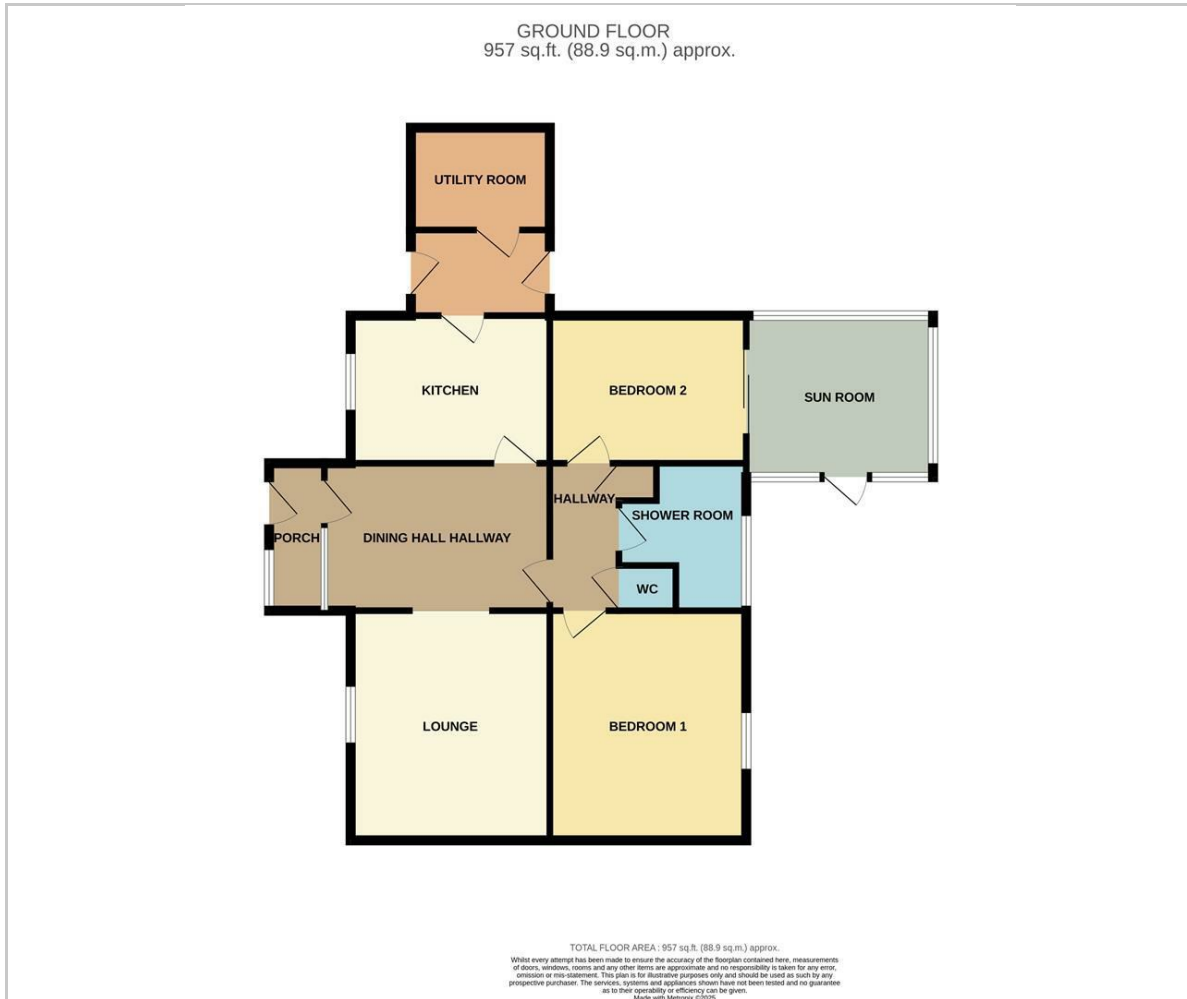
Feature rear garden

Timber shed

Garage with up & over door

Front garden

## Floor Plan



## Viewing

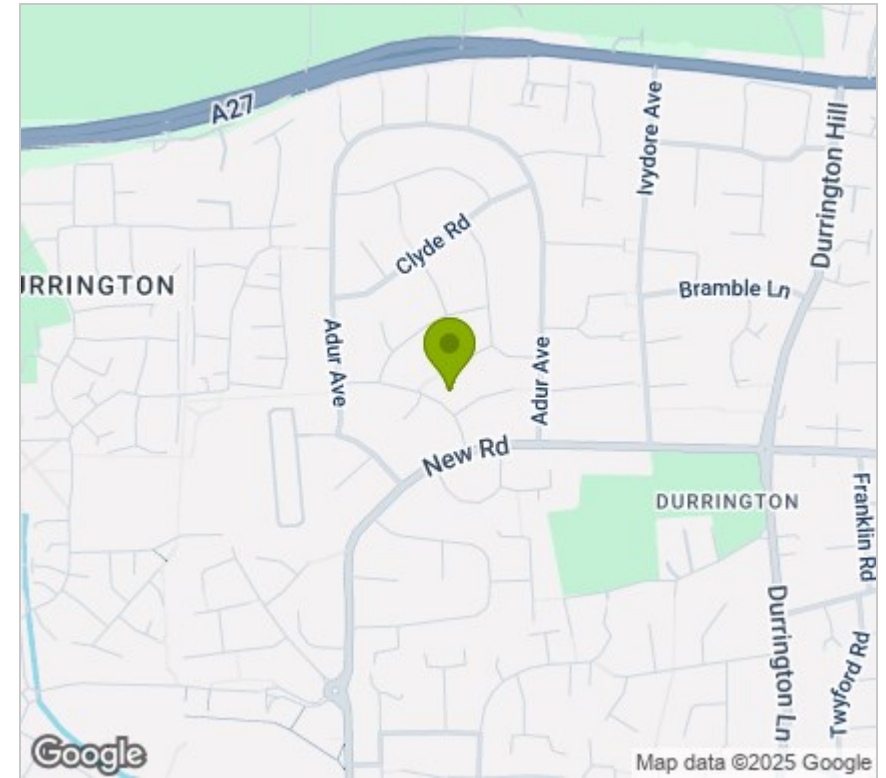
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## Area Map



## Energy Efficiency Graph

