



111 Durrington Lane, Worthing, BN13 2RF
Guide Price £295,000

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We are pleased to offer for sale this delightful three bedroom end of terrace family home, the property does require modernisation throughout, however has bags of potential.

In brief the property consists of two separate living rooms, one set up as a dining space & the other a separate lounge area, there is a fitted kitchen & a utility room which completes the ground floor accommodation, on the first floor you have two spacious double bedrooms and a large single, there is also a fitted four piece family bathroom.

Externally you have both front & rear gardens & the potential to add off street parking (STNPC).

The property has no ongoing chain so don't miss out & call us today.

- No On-Going Chain
- Three Bedrooms
- End Of Terrace Family Home
- Modernisation Required Throughout
- Separate Lounge & Dining Rooms
- Close To Local Amenities
- Fitted Kitchen & Bathroom
- Utility Extension





Entrance Hall

4.60m x 1.65m (15'1 x 5'5)

Double glazed front door, dado rail, access to understairs storage cupboards one of which houses the meters for the property, stairs to first floor landing.

Separate Lounge

4.34m x 3.30m (14'3 x 10'10)

Carpeted floor, bay window, gas fireplace, single radiator.

Separate Dining Room

3.71m x 3.02m (12'2 x 9'11)

Carpeted floor, electric fireplace, window, single radiator.

Fitted Kitchen

2.87m x 1.93m (9'5 x 6'4)

Roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset



stainless steel sink unit, space for oven, tiled splashbacks.

Utility Room

3.43m x 2.06m (11'3 x 6'9)

Space & provision for washing machine & tumble dryer, various shelving units, access to rear garden.

First Floor Landing

2.18m x 1.98m (7'2 x 6'6)

Carpeted floor, loft hatch access.

Bedroom One

4.34m x 3.02m (14'3 x 9'11)

Carpeted floor, single radiator, bay window.

Bedroom Two

3.81m x 3.02m (12'6 x 9'11)

Carpeted floor, window, fitted storage cupboard housing Worcester combination boiler, single radiator.



Bedroom Three

2.26m x 1.98m (7'5 x 6'6)

Carpeted floor, single radiator, window.

Fitted Four Piece Bathroom Bathroom

2.77m x 1.96m (9'1 x 6'5)

Tile effect vinyl flooring, panel enclosed bath with shower attachment over, separate shower cubicle with integrated electric shower, low flush WC, hand wash basin, obscured glass window.

Externally

Front Garden

Pathway leading to front door, various flower & shrub borders.

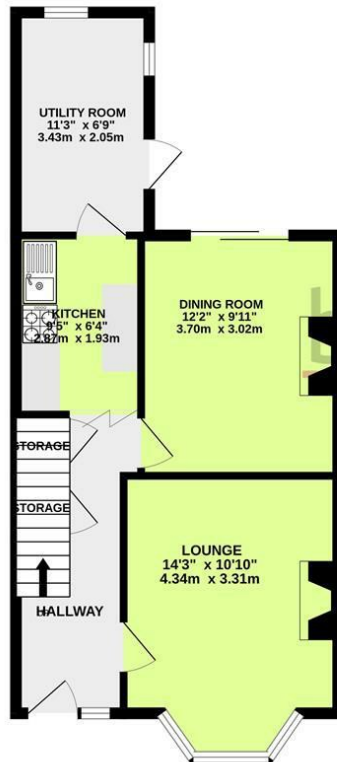
Rear Garden

Patio area stepping on to lawned area, various shrub & flower borders, fence enclosed, further patio area with timber built shed.

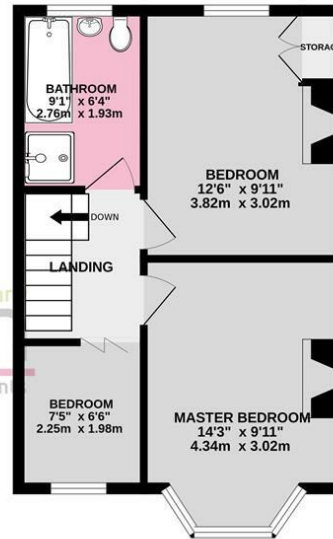
Council Tax

Band C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk