



Durrington Hill, Worthing, BN13 2PY
Guide Price £600,000

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An excellent opportunity to purchase this three bedroom detached house standing on a substantial plot on Durrington Hill. The property offers excellent potential for refurbishment and modernisation throughout, making it an ideal purchase for owner occupiers looking to create a long-term family home. The size of the plot may also appeal to developers and self-build purchasers wishing to explore potential opportunities, subject to obtaining all necessary planning consents and approvals. Prospective purchasers are advised to make their own enquiries with the local planning authority regarding any proposed development, redevelopment or alternative use of the site.

Briefly the accommodation comprises: entrance hall, living room, vaulted ceiling kitchen/diner, further kitchen area, bathroom and shower room. to the first floor there is a potential reception room with balcony overlooking the garden. CHAIN FREE.

- Detached House
- Benefitting from Refurbishment
- Substantially Sized Plot
- Off Road Parking
- Vaulted Ceiling Kitchen/Dining Room
- CHAIN FREE



Entrance Hall

Tenure: Freehold

Living Room

6.93m x 3.28m (22'9 x 10'9)

Council tax band: Band E

Vaulted Ceiling Kitchen/Dining Room

5.64m x 5.03m maximum measurements (18'6 x 16'6 maximum measurements)

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Further Kitchen Area

5.44m x 3.61m maximum measurements (17'10 x 11'10 maximum measurements)

Bedroom

3.68m into bay x 2.97m (12'1 into bay x 9'9)

Bedroom

3.00m x 2.03m (9'10 x 6'8)

Bedroom

2.77m x 2.77m (9'1 x 9'1)

Shower Room

Bathroom/wc

Stairs from living room to:

Potential Reception Room

8.28m x 4.37m (27'2 x 14'4)

Balcony

Outside

Driveway

Rear Garden

Front Garden

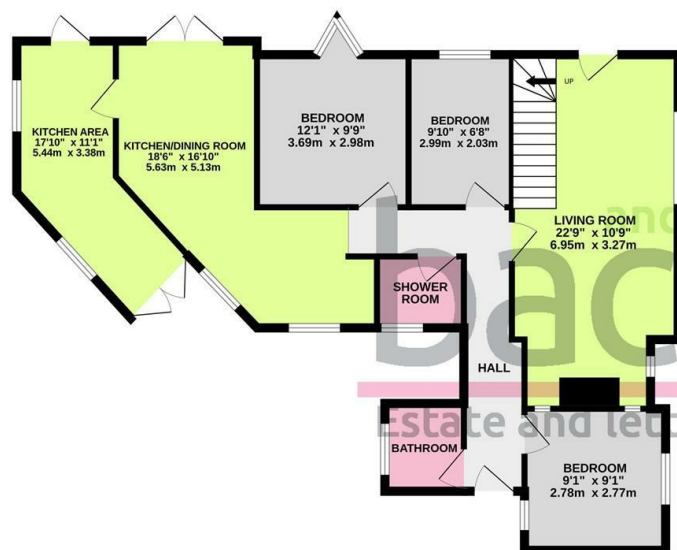
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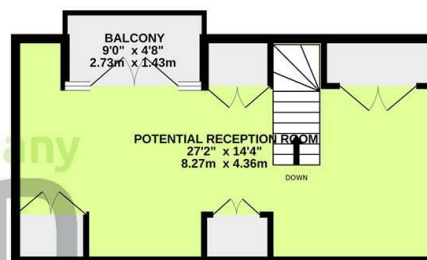




GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 sq.m.) approx.

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		
(55-68) D		
(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.



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