



88 New Road, Worthing, BN13 3JL

Price £335,000

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A two bedroom semi detached bungalow with impressive rear garden available chain free. Located in popular Durrington with the accommodation briefly comprising, covered entrance, hall, lounge, kitchen, sun room, two bedrooms and shower room/Wc. Externally there is an impressive rear garden, front garden and garage.

- Semi Detached Bungalow
- Two Bedrooms
- Chain Free
- Lounge with Bay window
- Rear & Side Garden
- Garage
- Sun Room
- Gas Central Heating





Covered Porch

Double glazed front door opening to;

Entrance Hall

Meter cupboard. Access hatch to loft space. Cloaks cupboard. Radiator.

Lounge

4.79 into bay x 3.77 (15'8" into bay x 12'4")
Double glazed bay window. Radiator.

Kitchen

3.67×2.78 (12'0"×9'1")
Range of work services with cupboards and drawers fitted under. Inset single drainer sink unit. Space for two appliances. Space for upright appliance. Range of matching wall cupboards. Double glaze window to side. Wall mounted boiler concealed in cupboard. Door and window to rear. Radiator.



Sun Room

3.37×2.15 (11'0"×7'0")
Double glazed windows and double glazed door overlooking the rear garden.

Bedroom One

3.76×4.06 (12'4"×13'3")
Double glazed window overlooking the rear garden. Radiator.

Bedroom Two

2.70×2.48 (8'10"×8'1")
Double glazed window. Radiator.

Shower Room/Wc

2.53×1.69 (8'3"×5'6")
Walk in shower with tiled surround pedestal wash handbasin and low-level flush WC. Two double glazed obscure glass windows. Radiator.



Rear and Side Garden

A spacious plot extending to one side mainly laid to lawn with paved patio areas. Mature planted borders. summer house and timber shed. Gate to front. Gate providing access to rear garage. Personal door to garage.

Garage

Personal door from the garden. Accessed

Required Information

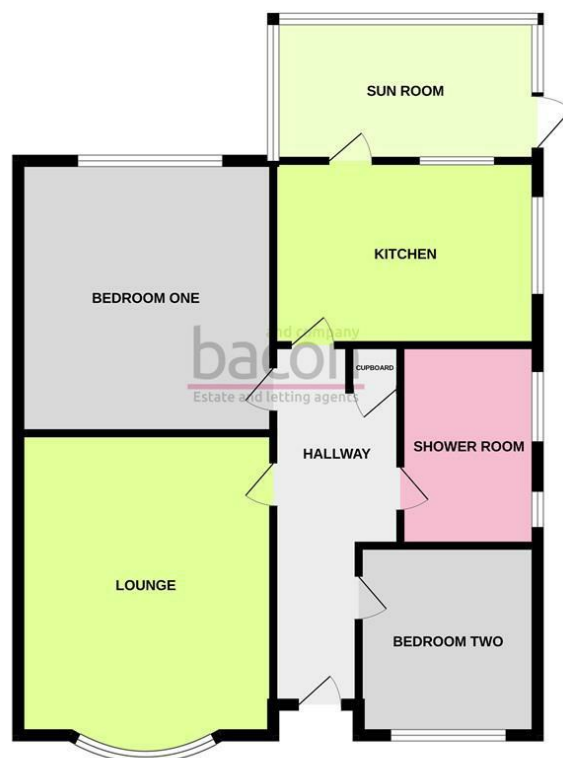
Council tax band: D

Draft version: 1

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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