



10 Hurston Close | Findon Valley | Worthing | BN14 0AX

Guide Price **£350,000**



We are pleased to present to the market this three bedroom end of terrace house located in the favourable area of Findon Valley. The property comprises of large lounge, spacious hallway, kitchen/ diner, conservatory, bathroom with separate WC, rear garden and garage at rear with off road parking.



Key features:

- End of Terrace House
- Three Double Bedrooms
- Good Sized Lounge
- Kitchen/ Diner
- Bathroom and Separate WC
- Conservatory
- Garage and Off Road Parking
- Front and Rear Gardens
- Favoured Findon Valley Location
- Chain Free

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Spacious entrance hall with parquet flooring which flows into the large lounge with feature fireplace and bay window. Double doors lead through to the dual aspect kitchen/ diner. Fitted kitchen with base and wall units and inset sink/ drainer, integrated 4 ring gas hob and two eye level ovens. Space for appliances. Further storage in the under stairs cupboard. Dining area can accommodate a dining table and chairs and French doors lead into the conservatory and this room has lovely views over the rear garden and access outside and a further door leading to the side access. On the first floor there are three double bedrooms, the master benefitting from Juliette balcony. The bathroom has a wash hand basin and bath and a separate WC.

EXTERNAL Attractive brick walled front garden provides access to the conservatory via the side, and pathway leading to front door through shrubs and bark chippings. Good sized rear garden is mainly laid to lawn with a patio area and a gate leading to the garage and off road parking.

SITUATED In the highly desirable area of Findon Valley, nestled at the foot of the South Downs. You are in close proximity to Cissbury Ring which provides delightful walks and views across this National Trust site. Locally there is a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The property is also situated in the Vale School Catchment. The nearest train station is West Worthing which is approximately 2.6 miles away. Your local bus stop can be found nearby on Findon Road and the property provides easy access to A24 and A27.

ENTRANCE HALL

LOUNGE 19' 7" x 11' 5" (5.97m x 3.48m)

KITCHEN/DINER 18' 11" x 9' 9" (5.77m x 2.97m)

CONSERVATORY 13' 5" x 9' 4" (4.09m x 2.84m)

FIRST FLOOR

BEDROOM ONE 14' 10" x 10' 11" (4.52m x 3.33m)

BEDROOM TWO 13' 0" x 9' 11" (3.96m x 3.02m)

BEDROOM THREE 9' 10" x 7' 8" (3m x 2.34m)

BATHROOM

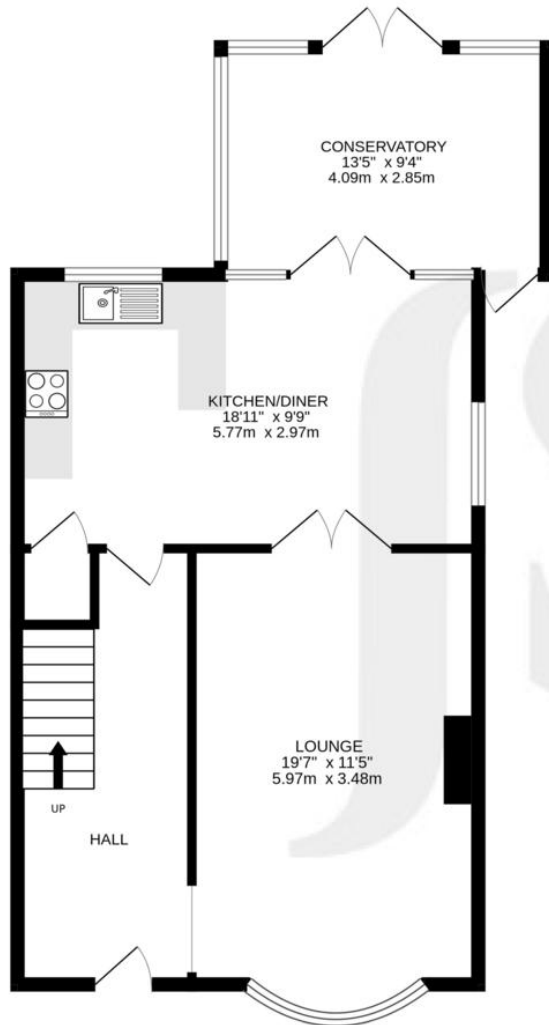
WC

GARAGE

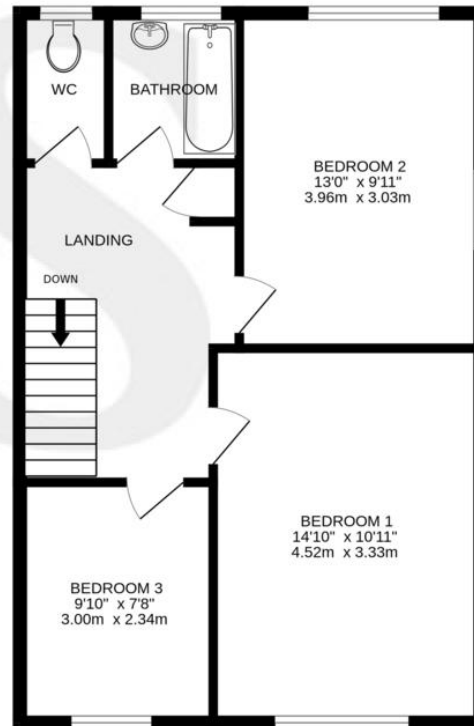
COUNCIL TAX Band D



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor Area: 1,087 sq ft (101 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.