



53 Montreal Way | Worthing | West Sussex | BN13 2RY

Offers Over **£300,000**



A well presented mid terrace house situated in a popular residential area, with two double bedrooms, 19ft lounge diner, refitted kitchen and family bathroom. The property also benefits from front & rear gardens and garage in a nearby compound.



## Key features:

- Mid Terrace House
- Two Double Bedrooms
- 19ft Lounge Diner
- Refitted Kitchen
- Modern Family Bathroom
- Double Glazed & Gas Central Heated
- Garage With Parking
- Close to Amenities

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** The entrance porch leads through to the 19ft lounge diner that has a southerly aspect that provides a good reception space for entertaining, from the lounge there are stairs to the first floor and door to kitchen. The refitted kitchen has a range of matching wall and base units, fitted solid wood work surface, inset ceramic sink and drainer with mixer tap, inset gas hob with extractor fan above and oven beneath, integrated dishwasher and space and plumbing for washing machine and fridge freezer. On the first floor there are two double bedrooms and a modern fitted family bathroom that comprises of panel enclosed bath with shower over, hand wash basin and W.C.

**EXTERNAL** The front garden is laid to lawn with pathway leading to the front door. The rear garden is fence enclosed with a covered decked seating area leading onto the lawn with a further seating area and there is gated rear access that leads to the garage compound.

The garage can be found in the compound which is accessed via Montreal Way and provides a space to park in front.

**SITUATED** In a cul-de-sac in the popular Durrington location; the West Durrington Tesco site is approximately 0.3 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7 miles away. The closest train station Durrington on Sea which is 1.3 miles away.

### ENTRANCE PORCH

**LOUNGE DINER** 19' 2" x 11' 11" (5.84m x 3.63m)

**KITCHEN** 11' 11" x 8' 1" (3.63m x 2.46m)

### FIRST FLOOR

**BEDROOM ONE** 11' 11" x 10' 6" (3.63m x 3.2m)

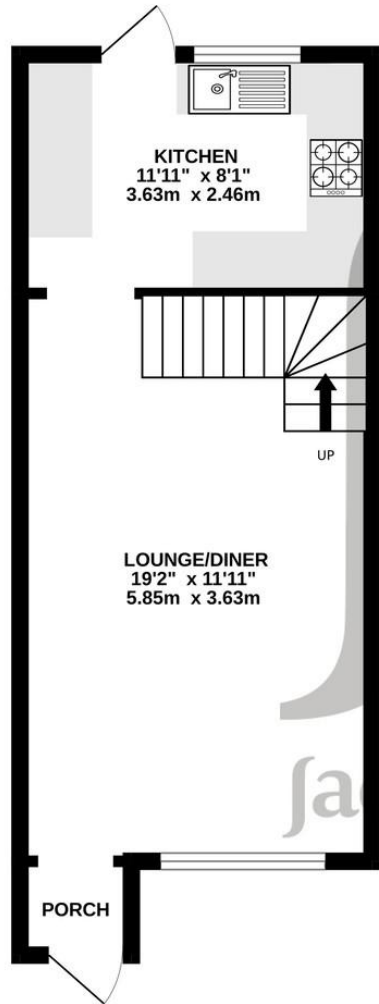
**BEDROOM TWO** 11' 11" x 8' 2" (3.63m x 2.49m)

**BATHROOM** 6' 11" x 5' 1" (2.11m x 1.55m)

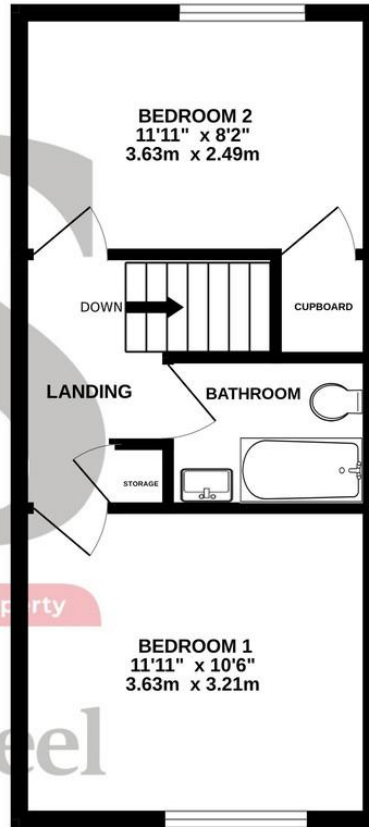
**COUNCIL TAX** Band B



GROUND FLOOR



1ST FLOOR



% EPC TO FOLLOW 1 330%

## Property Details:

Floor Area: 689 sq ft (64 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B

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.