



Hurley Road | Worthing | BN13 2PA
Guide Price **£365,000**





Well presented refurbished two bedroom semi-detached bungalow with south facing rear garden, benefitting a spacious lounge, full width conservatory, kitchen/breakfast room, modern shower room, off road parking and garage.



Key Features

- Semi-Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Spacious Lounge
- Kitchen/Breakfast Room
- Modern Shower Room
- Well Presented
- South Facing Rear Garden
- Garage
- Off Road Parking



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The bungalow boasts a good sized lounge, perfect for relaxing or entertaining, and a door leading to the full-width double-glazed conservatory that fills with natural light, providing a versatile space overlooking the south facing rear garden. The kitchen/breakfast room is well-appointed, with integrated oven and gas hob over, space for fridge/freezer and washing machine, the breakfast bar offers a casual seating area. Bedroom one is a good sized double room and has fitted wardrobes, bedroom two has a dual aspect allowing ample natural light. The modern fitted shower room is designed for convenience and style, complementing the home's practical layout.

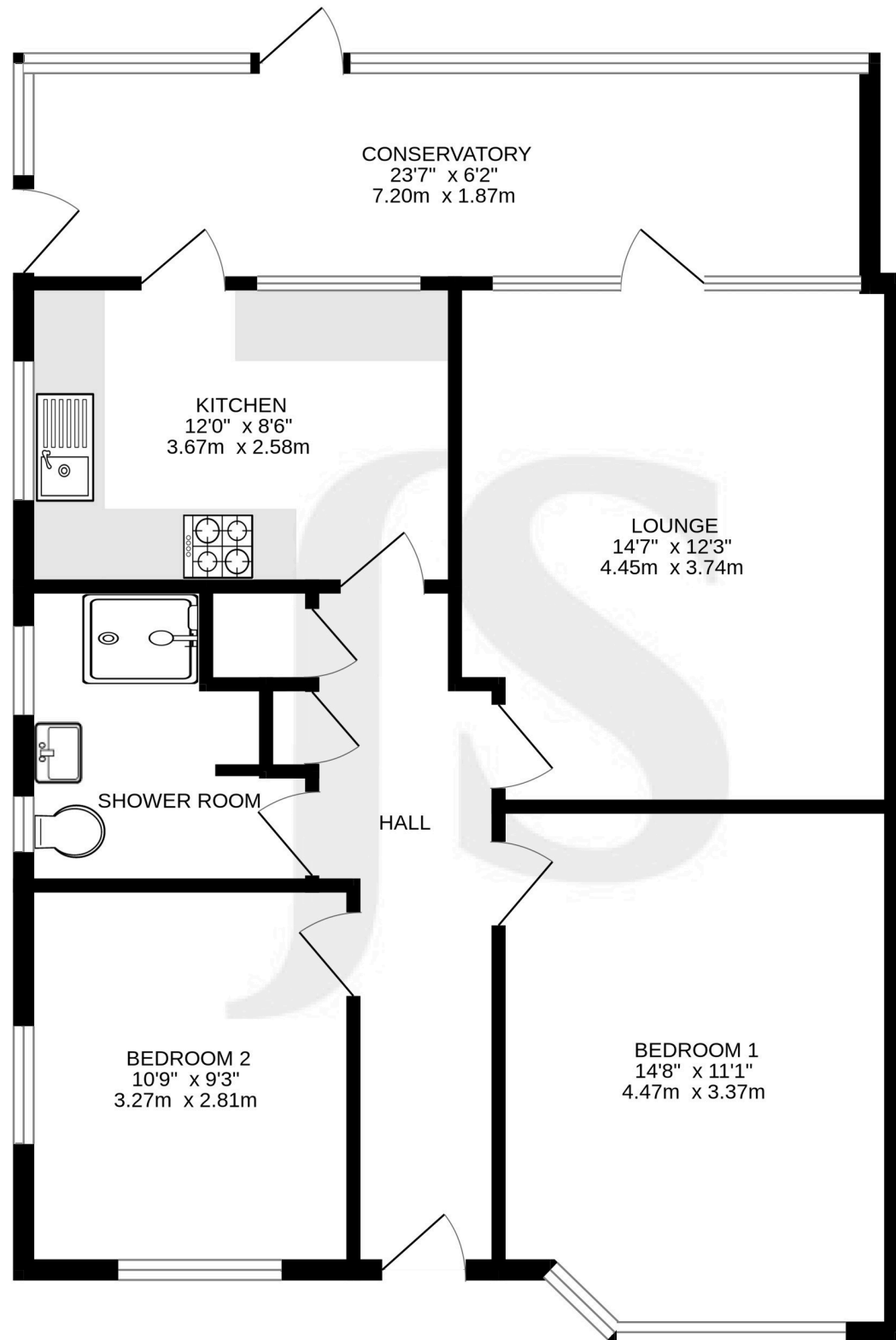
EXTERNAL

Block-paved driveway offers ample off-street parking and leads directly to the garage which has a new electric door. The front garden is low-maintenance, primarily laid to block paving with a small planted border. The south facing rear garden is mainly laid to lawn and includes a gravel area and provides access to the detached garage through a rear door.

SITUATED

This property is located in a popular residential area, close to local shops in Salvington. A Tesco superstore is a short drive away, with easy access to the A27 and A24. Nearby bus routes provide convenient access to surrounding districts. Worthing town centre, offering comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately two and a half miles away. The nearest train station, Durrington-on-Sea, is about one and a half miles from the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 828 Sq Ft

Tenure: Freehold

Council tax band: C

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.