



Alston Way, Worthing, BN13 2SA
Asking Price £375,000



We are delighted to present to the market this extended end of terrace home. The property boasts three generously sized bedrooms, a modern kitchen/breakfast room, a dual-aspect lounge that flows into an additional reception room, a ground floor cloakroom, and a contemporary family bathroom. Externally, the home benefits from a private rear garden and is conveniently situated close to local bus routes and shopping amenities.



Key Features

- Extended End Of Terrace House
- Three Bedrooms
- Modern Kitchen/ Breakfast Room
- Lounge & Additional Reception Room
- Ground Floor Cloakroom
- Family Bathroom
- Private Rear Garden With Brick Built Shed
- Close To Local Bus Routes
- Close To Local Shopping Facilities



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

The porch door opens into an enclosed porch, with the main front door leading into a spacious entrance hall providing access to all ground floor rooms. The property features a stylish and modern fitted kitchen/breakfast room, complete with contemporary wall and base units, built-in oven, electric hob, integrated under counter fridge and freezer, space and plumbing for a washing machine, sink with drainer, and room for a dining table and chairs. A door from the kitchen leads directly out to the rear garden. The lounge enjoys dual aspect windows, offering plenty of natural light, and opens into a recently extended additional living space. This versatile room features skylights, windows, and patio doors leading out to the rear garden ideal for use as a family room, home office, or sunroom. Also on the ground floor is a cloakroom with space for a tumble dryer, adding convenience to the home's layout. Upstairs, the first floor offers three generously sized bedrooms. The primary bedroom benefits from dual aspect windows, while the family bathroom is fitted with a bath and overhead shower, wash hand basin, and WC.

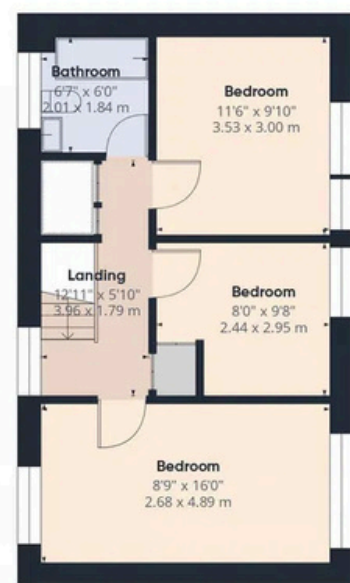
EXTERNAL

The property boasts a private and secluded rear garden, beautifully landscaped with paved areas and a raised floral border. A delightful array of trees, shrubs and flowers adds colour and charm, creating a peaceful outdoor retreat. There is access to a brick built storage shed, which benefits from power. Additionally, a freestanding pergola with matching seating provides an ideal space for relaxation these may be included subject to negotiation.

SITUATED

Located in a residential area of Durrington, this property is ideally positioned just 0.5 miles from the West Durrington Tesco site, which offers convenient amenities including a pharmacy, Costa Coffee, and various eateries. Nearby Columbia Drive provides easy access to local bus routes, enhancing connectivity. The property falls within the catchment area for Hawthorns Primary School and is within walking distance (approximately 0.7 miles) of Durrington High School, making it a practical choice for families. Durrington-on-Sea train station is located just 1.3 miles away, offering excellent transport links. Additionally, Longcroft Park is only 0.16 miles from the property, perfect for outdoor leisure and recreation.



Approximate total area⁽¹⁾

15 ft²
1.4 m²

Reduced headroom
..... Below 5 ft/1.5 m


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Property Details:

Floor area (as quoted by EPC: 89 sqm

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.

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