



2 Montreal Way, Worthing, BN13 2RY  
Offers Over £300,000





We are pleased to offer to the market this well presented mid terrace home. The property features two generously sized double bedrooms, contemporary bathroom, comfortable lounge and a modern kitchen/breakfast room. Further benefits include a private rear garden and off-road parking, making this an ideal home for a variety of buyers.





## Key Features

- Well Presented Mid Terrace
- Two Double Bedrooms
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Modern Bathroom
- Rear Garden
- Off Road Parking
- Close To Bus Routes
- Local Shopping Facilities Nearby



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

Front door leading into the entrance hall with space for coats and shoes. This leads directly into the lounge which has a bay window to the front, stairs leading to the first floor and access into the kitchen/diner. The kitchen features limed oak effect flooring and a range of navy blue shaker style wall and base units with quartz worktops, butler sink, oven, hob and extractor above. The kitchen also has a range of integrated appliances including a fridge/freezer, washing machine and dishwasher. Sliding doors lead out onto the garden, creating the perfect social space. Stairs rising to the first floor where there are two double bedrooms and a bathroom. The bathroom has been refitted in a traditional style with white suite comprising of bath with shower over, sink inset into vanity unit and WC.

### LOCATION

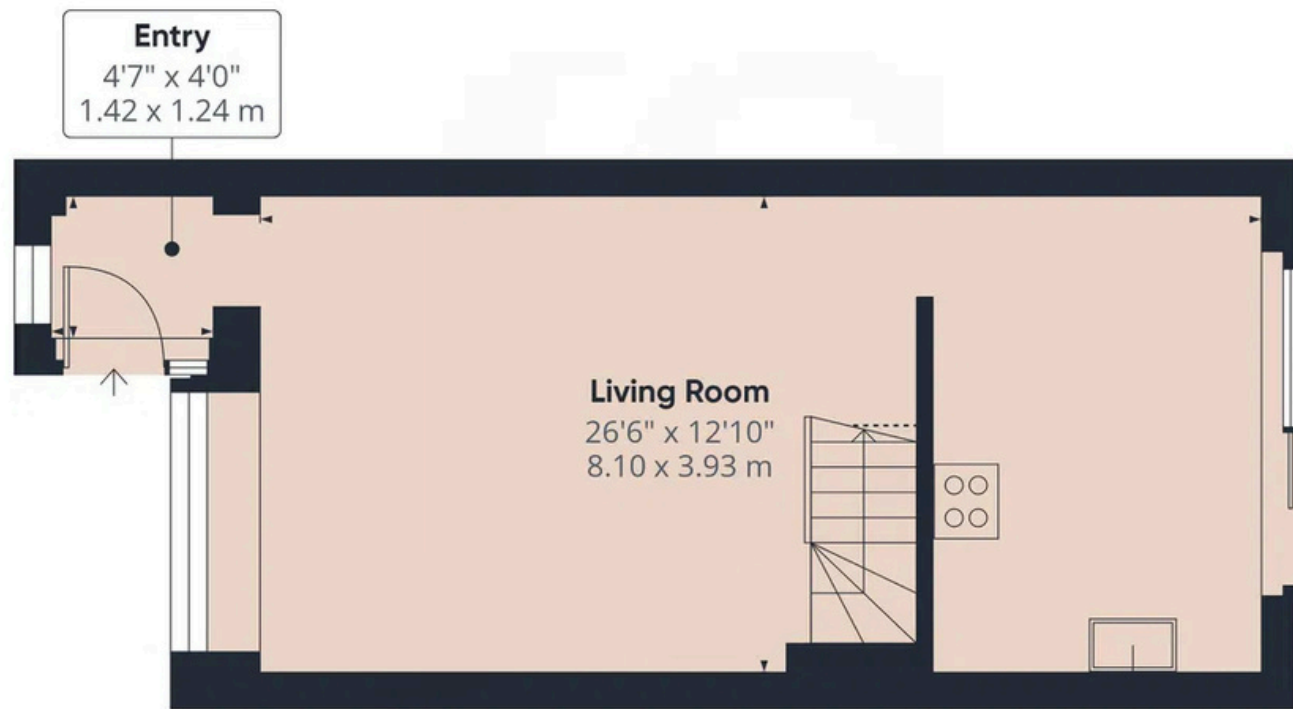
In a popular residential area of Durrington, Worthing. The West Durrington Tesco site is within approximately a 10 minute walk and offers a pharmacy, Costa Coffee and eateries. Your nearest train station is Durrington-On-Sea located approximately 1.3 miles away. Your local bus stop can be found near by on Columbia Drive and offers routes into the Town Centre and nearby districts. The house is well positioned for a range of primary and secondary schools and falls within the catchment area of Hawthorns Primary School, Durrington High School and Bohunt School. Worthing town centre is located approximately 3 miles from the property and has a wide range of shops, restaurants, pubs and has a local theatre and cinemas.

### EXTERNAL

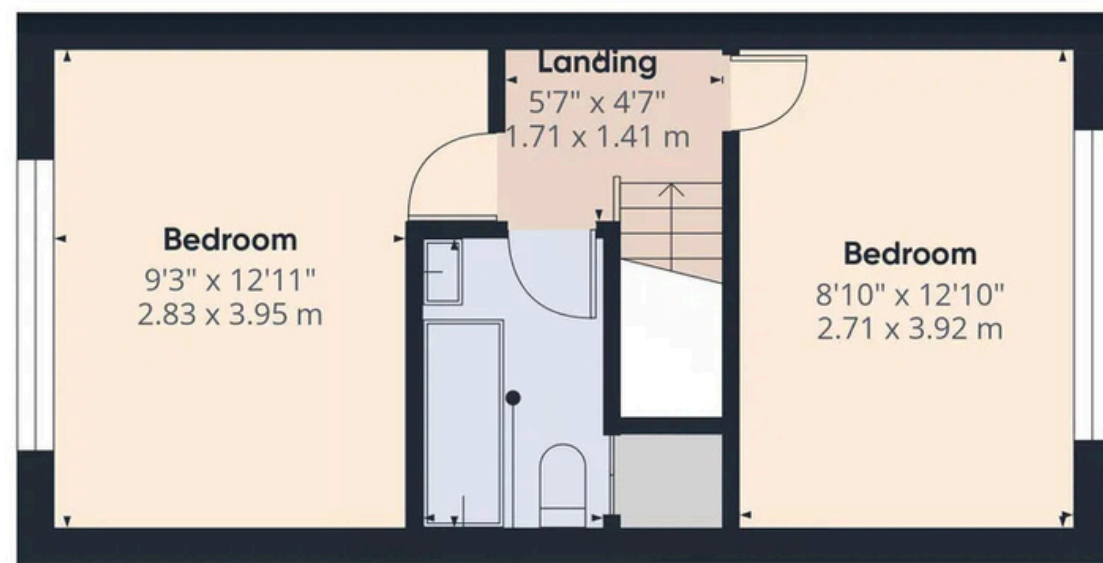
The front of the property features block paving, providing convenient off-road parking. The enclosed rear garden, offers a paved patio area & raised decking, ideal for seating or outdoor dining. The remainder of the garden is laid to lawn and offers a timber shed.







Ground Floor



Floor 1



Approximate total area<sup>m</sup>

677 ft<sup>2</sup>  
62.8 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

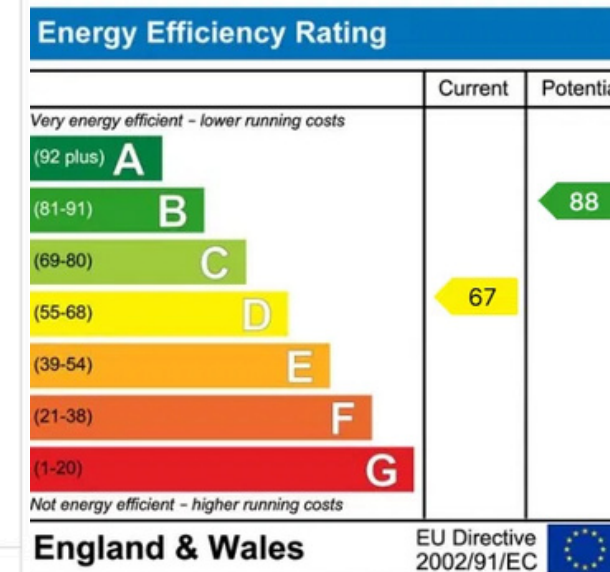
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 67 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.