

WEST WORTHING OFFICE

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Durrington Hill, Worthing BN13 2PY | Asking Price Of £599,950

- Four Bedroom Detached Family Home
- Refitted Kitchen/Breakfast Room
- 15ft Family/Games Room
- Master Bedroom With En-Suite Bath/Shower Room/Wc
- Attractive Gardens
- 21ft Double Glazed Conservatory
- Utility Room, 22ft Lounge
- Ground Floor Cloakroom
- Off Road Parking for Three Cars
- Gas CH & DG Windows



A superb four bedroom, two bathroom detached house situated in a small private development in Salvington, The property is offered for sale in immaculate order with two large reception rooms, 20'10 conservatory, kitchen/breakfast room and a separate utility room.

Internally the entrance porch leads to a spacious entrance hall. There is a dual aspect lounge with doors to the front and a second large reception/games room. There is a modern fitted kitchen/breakfast room leading to the conservatory and a separate utility room. Also on the ground floor is a cloakroom and on the first floor the master bedroom has built in wardrobes and an en-suite bath/shower room. There are three further bedrooms and

a spacious family bathroom/wc.

Externally the front is laid to off road parking for three cars and lawn, the rear garden has a patio with lighting and steps upto the lawned area.

Situated on gently rising ground in the sought after area of Salvington, with local shopping facilities in Salvington Road and good local bus services within easy reach, whilst Worthing Town centre and seafront are approximately three miles distant.



DOUBLE GLAZED ENTRANCE PORCH: Tiled floor and double glazed door to:

ENTRANCE HALL: Radiator, built in cupboard and double glazed window.

LOUNGE: (N&S) 22' 1" x 12' 0" (6.73m x 3.66m) Feature fireplace with gas fire, two radiators, double glazed windows and double doors to:

KITCHEN/BREAKFAST ROOM: (N) 18' 7" x 9' 10" (5.66m x 3m) Extensive range of units with wood block style work surfaces, space for range style cooker with extractor over, integrated fridge and breakfast bar. Part tiled walls, double glazed window, radiator and opening leading to conservatory.

UTILITY ROOM: Matching units with wood block style work surface, integrated washing machine, dishwasher and tumble drier. Integrated freezer and pull out larder. Space for additional fridge and freezer, cupboard housing gas fired boiler. Double glazed window and double glazed door to the side.

SUPERB CONSERVATORY: (N) 20' 10" x 11' 4" (6.35m x 3.45m) Radiator, electric operated roof lights. Granite window sills and double doors to the garden.

FAMILY/GAMES ROOM: 15' 8" x 15' 3" (4.78m x 4.65m) Radiator, built in cupboards, double glazed windows and doors to the front and inset lighting.

GROUND FLOOR CLOAKROOM: Close coupled wc, wash hand basin, radiator, additional towel radiator and part tiled walls.

FIRST FLOOR LANDING: Radiator, double glazed window, airing cupboard and access to the loft.

BEDROOM ONE: (S) 14' 1" x 12' 1" (4.29m x 3.68m) Built in wardrobes, radiator and double glazed window.

EN-SUITE: White suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle, pedestal wash hand basin, close coupled wc, tiled walls, towel radiator and double glazed window.

BEDROOM TWO: (S) 9' 10" + depth of wardrobes x 8' 8" (3m x 2.64m) Built in mirror fronted wardrobes, radiator and double glazed window.

BEDROOM THREE: (S) 10' 2" x 7' 0" (3.1m x 2.13m) Radiator and double glazed window.

BEDROOM FOUR: (N) 8' 9" x 8' 8" (2.67m x 2.64m) Radiator and double glazed window.

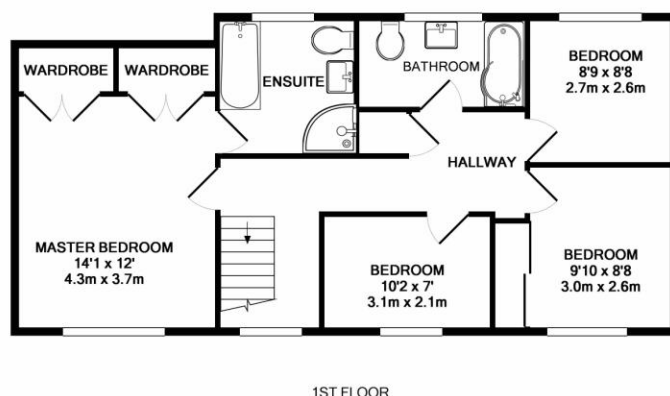
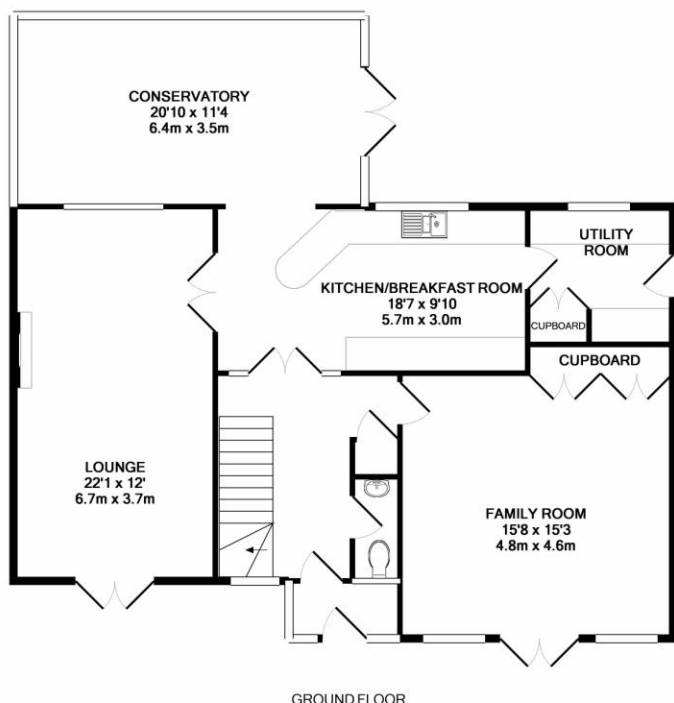
FAMILY BATHROOM/WC: White suite comprising panelled bath with shower over, curved glass screen, wash hand basin and close coupled wc. Tiled walls and floor, towel radiator and double glazed window.

FRONT GARDEN: Laid to lawn with borders.

OFF ROAD PARKING FOR THREE CARS

REAR GARDEN: Lawn with flower and shrub borders, patio with lighting and shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Floor Area

1,593 sq ft / 148sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band F Worthing Borough Council

Viewing Arrangements

Strictly by appointment

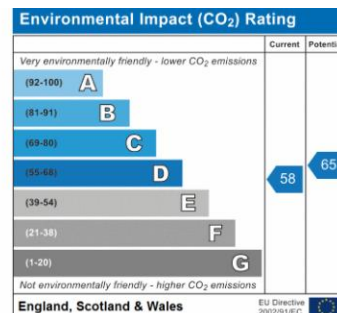
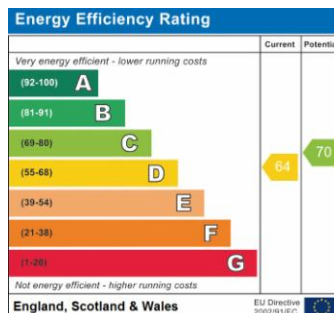
Contact Details

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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 traveling 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.