



Langstone Durrington Hill, Worthing, BN13 2PZ
Asking Price £875,000

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bespoke



We are delighted to bring to the market this beautiful detached house. The property boasts four spacious double bedrooms, with the master bedroom having a modern fitted En-Suite. One of the standout features of this home is the detached annexe, offering additional space and flexibility for various needs, whether it be a home office, guest accommodation, or a hobby room. The open plan living area is ideal for entertaining, creating a seamless flow between the kitchen, dining, and living spaces. Outside you have west-facing rear garden, a perfect spot to enjoy the afternoon sun and host summer gatherings with family and friends. Located in the charming area of Worthing, this property offers a peaceful retreat while still being close to local amenities, schools, and transport links. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing.

- Detached Family Home
- Four Double Bedrooms
- Detached Annexe with Garage Below
- Open Plan Living Room
- Modern Fitted Kitchen
- Master Bedroom with En-Suite
- Utility Room
- Viewing Highly Recommended





Entrance Hall

Tiled flooring throughout. Radiator. Double glazed window. Access to storage cupboard under stairs. Inset spotlights.

Snug

3.6 x 3 (11'9" x 9'10")

Carpeted throughout. Double glazed window. Radiator. TV point.

Cloakroom

tiled flooring throughout. Inset vanity W/c unit with matching sink unit. Frosted double glazed window. Radiator. Spotlight.

Open Plan Kitchen/Diner

7.2 x 5.3 (23'7" x 17'4")

A beautifully modernised kitchen briefly comprising of a range of matching wall and base units with worktops above. A range of integrated appliances including two 'Neff' double ovens. Five ring 'AEG' gas hob with extractor hood above. 'Bosch' dishwasher. Inset stainless steel sink with drainer. Wine cooler and floor to ceiling fridge/freezer. Laminate flooring throughout. Two double glazed windows with a further two Velux Windows. Spotlights throughout. Contemporary radiator. Double glazed sliding doors providing access to rear garden.

Utility Room

1.9 x 1.6 (6'2" x 5'2")

Laminate flooring throughout. A range of matching wall and base units. Integrated washing machine and tumble dryer. Frosted double glazed window. Part glass double glazed door providing side access.

Living Room

6.3 x 3.6 (20'8" x 11'9")

Carpeted throughout. TV point. Double glazed sliding doors providing access to rear garden. Contemporary radiator.

Stairs leading to;

First Floor Landing

Carpeted throughout. Door providing access to storage cupboard. Access to loft via hatch.

Master Bedroom

4.9 x 3.6 (16'0" x 11'9")

Carpeted throughout. Built in corner wardrobes with sliding doors. Radiator. Double glazed window.

En-Suite

3 x 3.8 (9'10" x 12'5")

Laminate flooring throughout. Fully tiled walls. Built in vanity sink unit with matching low level W/c and storage cupboards below. Wall mounted contemporary heated towel rail. Walk in shower cubicle with screen and waterfall style shower head. Obscured double glazed window.

Bedroom Two

3.6 x 2.9 (11'9" x 9'6")

carpeted throughout. Built in double wardrobe. Radiator. Double glazed window.

Bedroom Three

3.5 x 2 (11'5" x 6'6")

Carpeted throughout. Built in Double wardrobe. Radiator. Double glazed window.

Bedroom Four

2.6 x 2.6 (8'6" x 8'6")

Carpeted throughout. Radiator. Double glazed window.

Shower Room

2.5 x 1.9 (8'2" x 6'2")

Fully tiled walls. Built in vanity sink unit with matching low level W/c and storage

cupboards below. Spotlights. Walk in shower cubicle with screen and waterfall style shower head. Contemporary wall mounted heated towel rail.

Outside;

Front

Ample parking for multiple cars. Raised section of mature flower and shrub borders, Double gates to side with driveway to Garage/coach house providing further parking.

Rear

Laid mainly to lawn with established flower and shrub borders, raised contemporary composite decking.

Garage

5.4 x 3.6 (17'8" x 11'9")

Double doors, Power and light, electric meter, double glazed windows, wall mounted boiler supplying the coach house.

Original Coach House

Kitchen Area

3.1 x 1.5 (10'2" x 4'11")

Modern filled cupboards under work surface, stainless steel single drainer sink unit, space for upright fridge freezer, tiled floor, double glazed window and door to:

Shower Room

1.9 x 1.6 (6'2" x 5'2")

Step in shower cubicle, wash hand basin, close coupled wc, towel radiator, tiled floor, double glazed window.

First Floor Studio Room

8.6 x 3.3 (28'2" x 10'9")

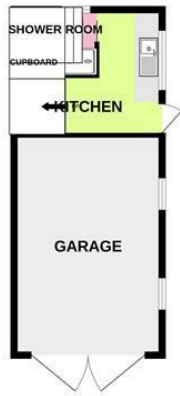
Wood floor, double glazed velux windows, two radiators.



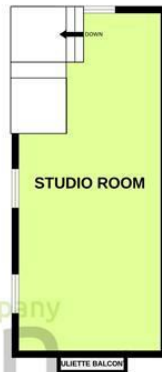




GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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