

Hyman  
Estate & Letting



Hill  
Agent



30 Melrose Close, Worthing, West Sussex, BN13 1NY

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£399,500 - Freehold

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Hyman Hill are delighted to offer for sale this well maintained, deceptively spacious, three bedroom semi detached bungalow located in a highly sought after level ground location situated within a popular quiet cul-de-sac setting.

Offered for sale with no on-going chain, this property offers excellent potential for the new owners to place their own stamp on it, including the possibility of extending upwards and to the rear (STPP). Further benefits include; three good sized bedrooms, 16' lounge, fitted kitchen, shower room with separate WC, double glazing and gas central heating. Externally, there is a private drive leading to a detached garage affording ample off road parking and a delightful secluded and mature rear garden.

The Strand parade of shops which offers a range of corporate and independent shopping facilities, together with Durrington-on-Sea train station is approximately 0.5 miles away and the property falls within the Field Place Infant and Orchards Junior School catchment areas.

Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience.

The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community.

Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

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- Semi detached bungalow
  - Three good sized bedrooms
    - 16' lounge
  - Fitted kitchen leading to lean-to conservatory
  - Shower room and separate W.C.
  - Well presented rear garden
    - Private drive to garage
    - No on-going chain







## Ground Floor



Total area: approx. 851.2 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** £2,310.40 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Adur & Worthing Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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