



3 Muirfield Close

, Worthing, BN13 2LZ

Guide price £400,000

Freehold Council Tax Band C

\*\*\*\* Unexpectedly Re available \*\*\*\*

James and James Estate Agents are delighted to offer for sale this well presented SEMI DETACHED Bungalow located within a peaceful CUL-DE-SAC.

The accommodation comprises entrance hall, spacious living room, fitted kitchen with a range of base and eye level units, two good size bedrooms, modern bathroom and STUNNING orangery with sliding doors to garden.

Externally to the front there is a block paved driveway leading to DETACHED GARAGE. The property benefits from a corner plot providing a large private SOUTH FACING garden with paved seating area and lawn overlooking mature shrubs and plants.

Further benefits include gas fired central heating, double glazing throughout and potential to extend into the loft (subject to the necessary planning consents).

Situated in Muirfield Road, the nearest mainline railway station is Durrington-On-Sea giving fantastic links to Worthing, Brighton, Chichester, Gatwick, London and beyond. Local shops can be found nearby at Strand Parade, and Tesco superstore with it's complementing shops is also nearby. Worthing town centre with it's comprehensive range of bars, restaurants and pedestrianised shopping facilities is approximately 3 mile distance.

### Entrance Hall





Living Room  
14'4 x 11'9 (4.37m x 3.58m)

Kitchen  
11'8 x 8'2 (3.56m x 2.49m )

Bedroom One  
14'3 x 10'9 (4.34m x 3.28m )

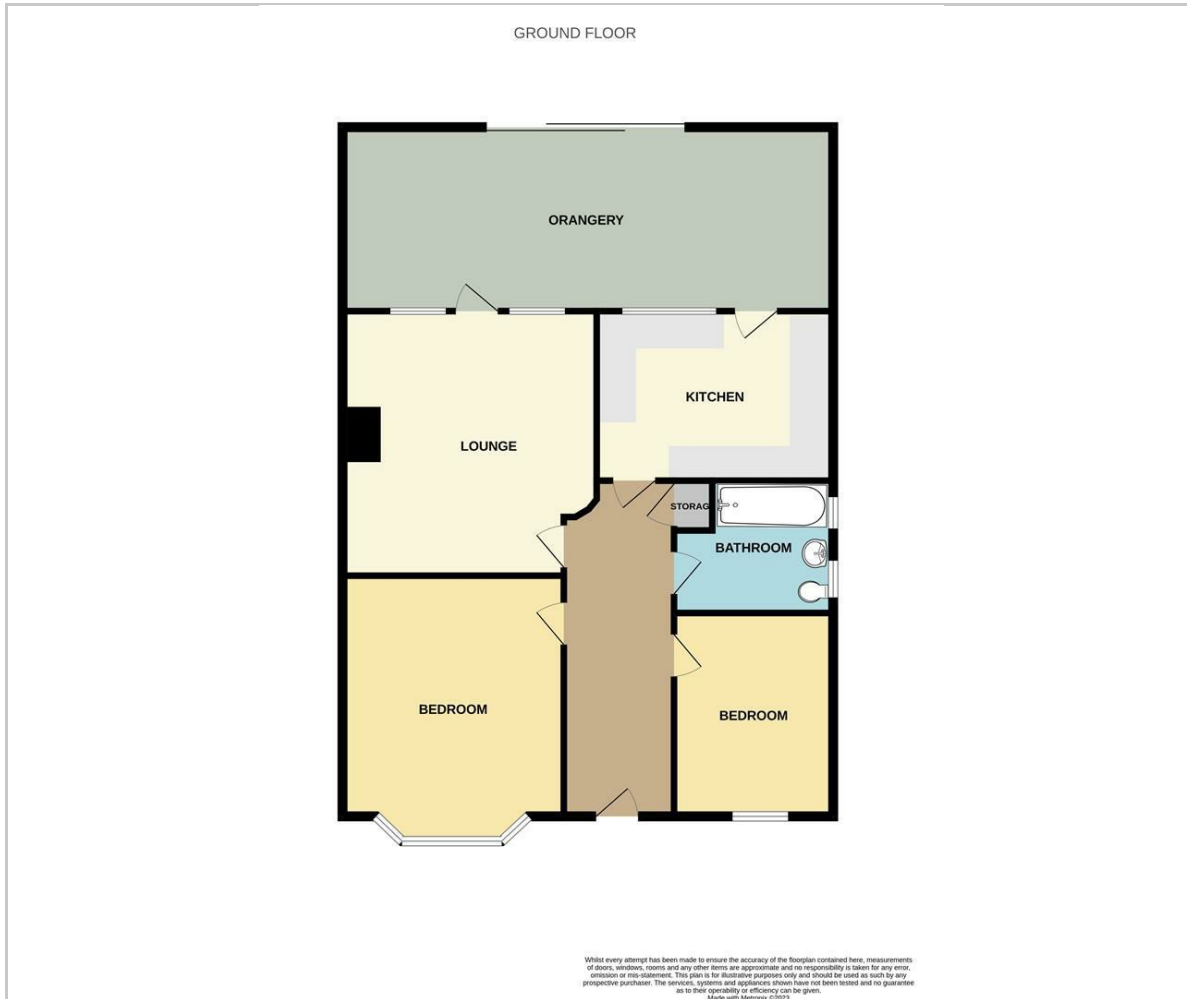
Bedroom Two  
10'2 x 8'9 (3.10m x 2.67m)

Bathroom  
8'2 x 7'5 (2.49m x 2.26m)

Orangery  
23' x 11'7 (7.01m x 3.53m)



## Floor Plan

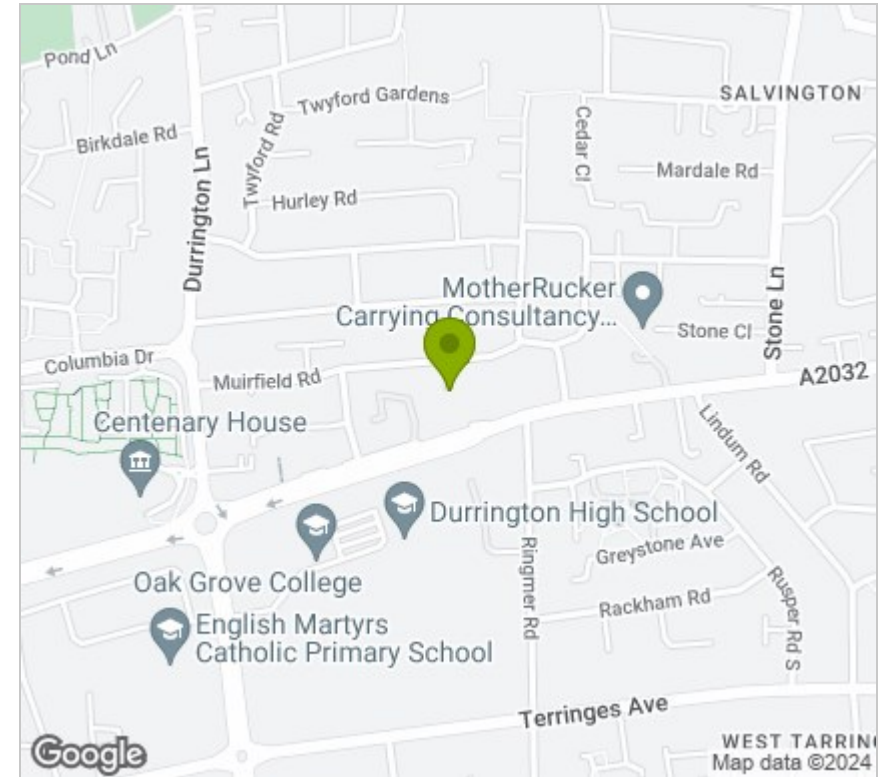


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

