



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



34 New Road, West Durrington, Worthing, BN13 3HU

Guide price £425,000





# 34 New Road

West Durrington, Worthing, BN13 3HU

- Period semi-detached home
- Gas living flame stove
- Utility area
- Luxury refitted shower room
- Double glazed
- Two separate reception room
- Luxury modern fitted kitchen
- Three good size bedrooms
- Gas central heating
- Viewing recommended

A simply beautiful, semi-detached period cottage situated in this convenient residential area.

In brief, the accommodation comprises double glazed front door into cosy lounge with focal fireplace, being South facing. There is a double aspect dining room with gas living flame stove onto the modern fitted kitchen, with range of cupboards & drawers and space for appliances, opening onto the utility area. To the first floor are three good sized bedrooms and a luxury fitted shower room with underfloor heating.

The front garden has been arranged to provide off road parking, whilst the rear garden is a particular feature of the property. Being a really good size and well stocked.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in New Road, local shops can be found nearby at Lamb Parade, and Tesco Superstore is also close at hand. Durrington on Sea is the nearest mainline railway station, giving great access to most major towns and cities.

Please contact the vendors, sole agents to arrange a private viewing tour.



Double glazed front door

South facing lounge 13'4 x 10'5 (4.06m x 3.18m)

Dining room (double aspect) 13'11 x 13'9 (4.24m x 4.19m)

Modern fitted kitchen 9'3 x 7'6 (2.82m x 2.29m)

Utility area 8'3 x 3'11 (2.51m x 1.19m)

Stairs to first floor landing

Bedroom one (South facing) 13'5 x 10'2 (4.09m x 3.10m)

Bedroom two 7'6 x 9'7 (2.29m x 2.92m)

Bedroom three 10'1 x 7'8 (3.07m x 2.34m)

Luxury fitted shower room

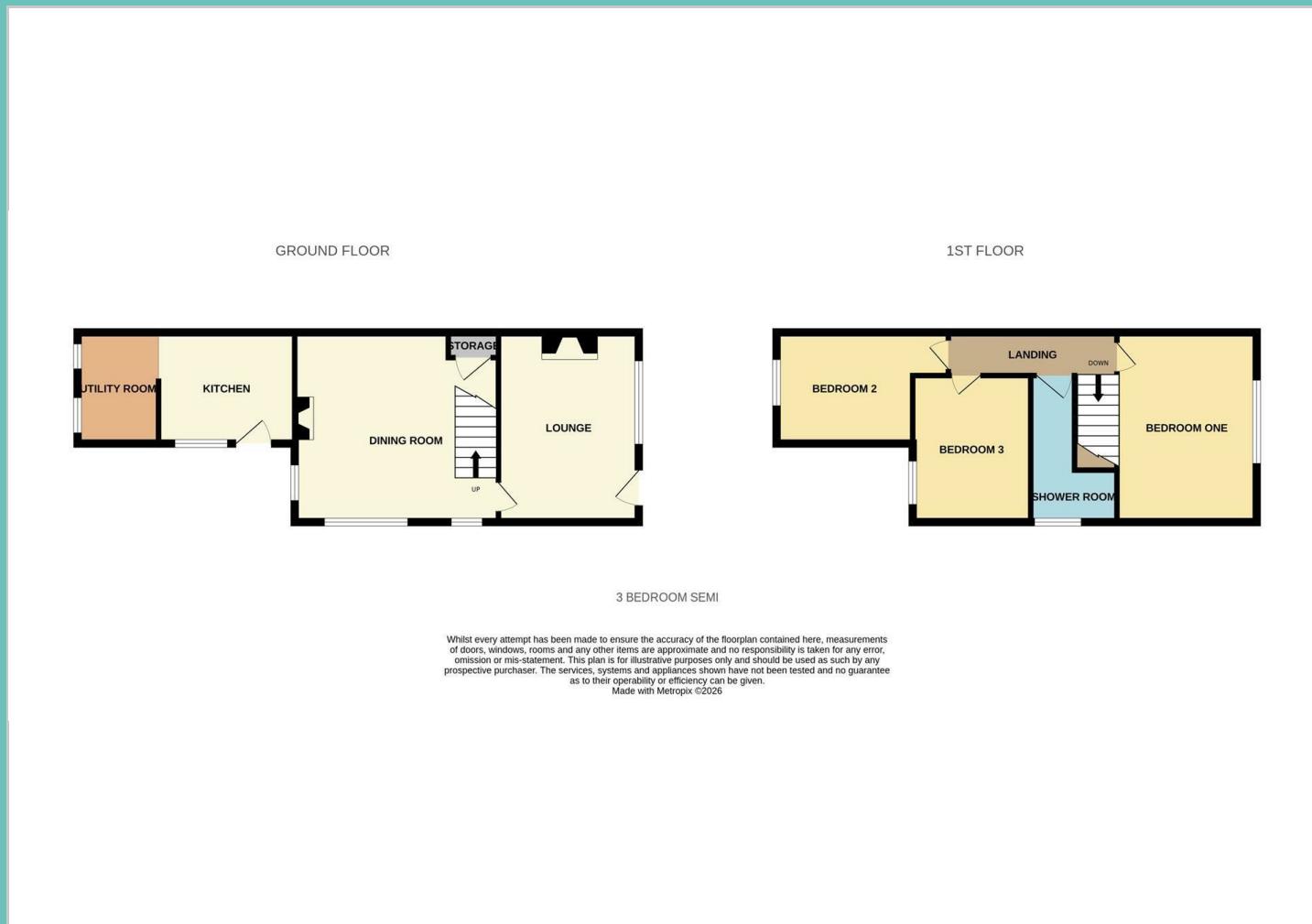
Off road parking for 2 vehicles

Feature rear garden





## Floor Plans

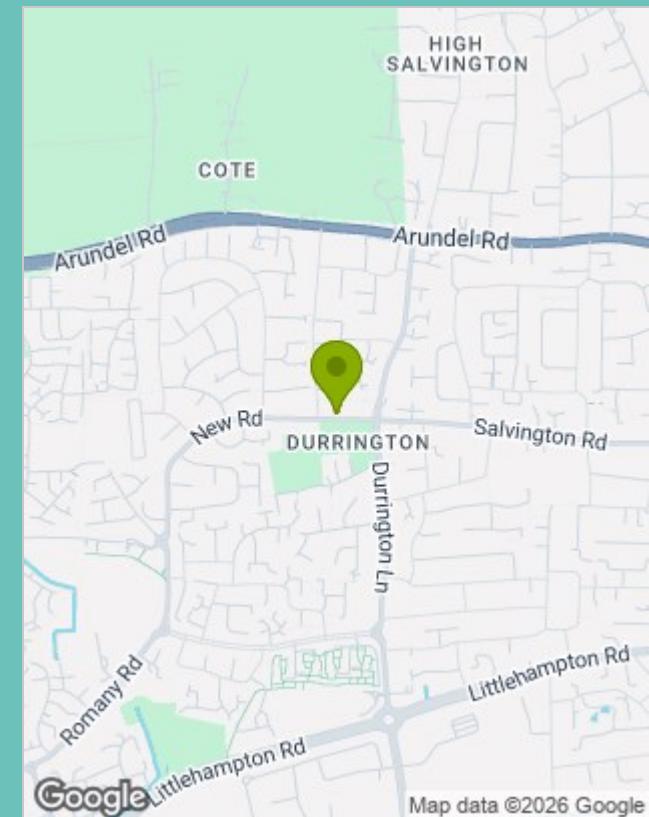


Please contact our Worthing Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

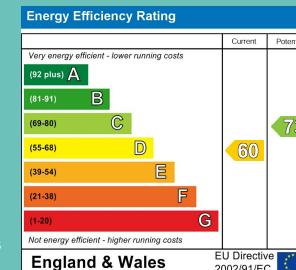
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## Location Map



## Energy Performance Graph



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