



Montreal Way, Durrington, West Sussex, BN13 2RY

- Two double bedroom semi-detached house in Worthing
- South-facing lounge/diner with excellent natural light
- Conservatory to rear offering extra living space
- Kitchen with space for freestanding appliances

ASKING PRICE OF £300,000

- Built-in wardrobes in the main front bedroom
- In need of modernisation – ideal for customisation
- No onward chain and close to shops, schools & station
- Private rear garden with lawn and patio



Located in a quiet road in the popular Durrington area of Worthing, this two-bedroom semi-detached home on Montreal Way is full of potential and offered with no onward chain. While in need of modernisation, the property offers generous living spaces, a conservatory, and a private rear garden—making it ideal for first-time buyers, investors, or those looking to put their own stamp on a home.

The property is set back from the road with a well-kept front lawn and pathway leading to an enclosed entrance porch, complete with storage. Inside, the bright and spacious south-facing lounge/dining room benefits from excellent natural light and has ample space for both seating and dining areas.

At the rear of the property, the kitchen features a functional layout with fitted units, worktops, and space for freestanding appliances, along with a wall-mounted boiler. A door leads into the rear conservatory, which adds valuable additional living space and opens out to the private rear garden—a combination of lawn and patio, perfect for relaxing or entertaining.

Upstairs, the property offers two double bedrooms. The main bedroom at the front enjoys an outlook to the front and benefits from built-in wardrobes. The second bedroom at the rear includes access to a shower room, providing added convenience for guests or family. There is also a family bathroom, complete with a panelled bath with shower over, pedestal basin, WC, and chrome towel rail.



Though the property would benefit from updating, it presents a fantastic opportunity to modernise and reimagine the space to suit your lifestyle. There is also potential to enhance or reconfigure, subject to the usual consents.

The home is ideally located within walking distance of local shops, schools, parks, and Durrington-on-Sea railway station, providing easy access to Worthing town centre, Brighton, and Chichester. The nearby A27 offers convenient road connections, while the seafront and beach are just a short drive away.

Accommodation

GROUND FLOOR

PORCH

LOUNGE/DINER
19'6" x 12'0" (5.94m x 3.66m)

KITCHEN
12'0" x 8'2" (3.66m x 2.49m)

CONSERVATORY

FIRST FLOOR

BEDROOM (Rear)
11'11" x 8'2" (3.63m x 2.49m)

SHOWER ROOM

BATHROOM

BEDROOM ONE
11'8" x 10'8" (3.56m x 3.25m)

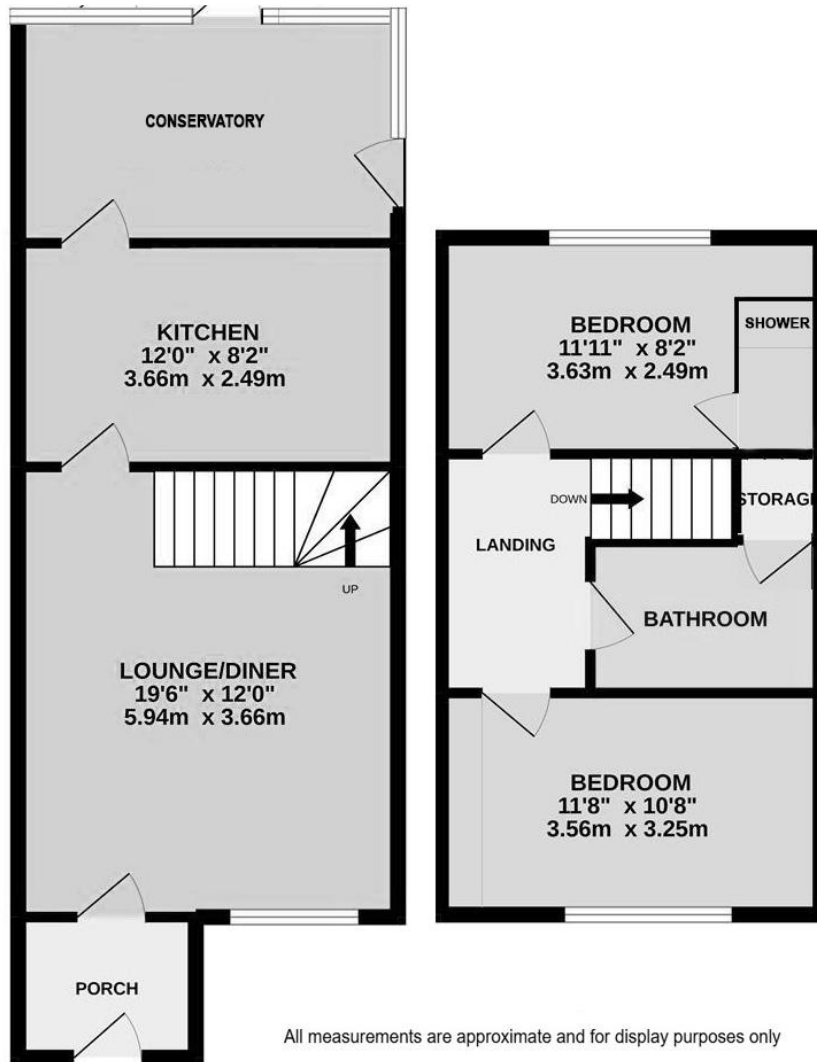
LANDING

OUTSIDE

SUNNY REAR GARDEN

GARAGE & DRIVEWAY





Picture this...

Enjoy the peace and community feel of Montreal Way, set in the popular Durrington area of Worthing—just minutes from local shops, parks, and schools.

The nearby seafront offers the perfect spot for a coastal stroll or ice cream by the beach.

When you're ready for more buzz, Worthing town centre is a short drive away, with a great mix of shops, cafes, restaurants, and entertainment options. It's the best of seaside living with everyday convenience close at hand.

EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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