



43 Hurley Road, Worthing, BN13 2PA
Guide Price £350,000

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An extended two double bedroom semi detached bungalow forming part of the Salvington catchment area. The accommodation consists of a reception hall, lounge, extended sun lounge, kitchen, two bedrooms, bathroom/w.c, loft, front and rear gardens.

- Semi Detached Bungalow
- Two Double Bedrooms
- South Rear Garden
- Popular Catchment
- Re-Fitted Kitchen
- Double Glazed Windows
- Gas Central Heating
- Viewing Essential





Reception Hall

5.11m x 1.09m (16'9 x 3'7)

Accessed via a double glazed front door. Central heating thermostat. Built in storage cupboard. Levelled ceiling with accessed to a boarded loft area via a pull down ladder and this area housing the home's central heating boiler.

Lounge

4.14m x 3.12m (13'7 x 10'3)

South aspect via double glazed windows and French doors to the sun lounge. Wall mounted electric fire. Radiator. Two wall light points. Levelled and covered ceiling.

Sun Lounge

5.82m x 3.15m (19'1 x 10'4)

New extension in 2020. Triple aspect via West aspect obscure glass double glazed windows and South and West aspect double glazed windows, all on a brick base Pitched polycarbonate roof. Wall light point. Wood laminate flooring. Power sockets. Double glazed sliding doors to the rear garden.



Kitchen

3.12m x 2.24m (10'3 x 7'4)

Re-fitted suite in 2019 comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker. Cupboards housing washing machine, fridge and freezer. Radiator. Wood effect vinyl flooring. Levelled and covered ceiling. North aspect double glazed window. Obscure glass double glazed door to outside.

Bedroom One

3.20m x 3.15m (10'6 x 10'4)

North aspect via double glazed windows. Radiator. Levelled and covered ceiling.

Bedroom Two

3.48m x 2.29m (11'5 x 7'6)

South aspect via double glazed windows onto the sun lounge. Radiator. Levelled and covered ceiling.



Bathroom/W.C

2.26m x 2.01m (7'5 x 6'7)

Fitted suite comprising of a panelled bath with mixer taps having shower attachment and shower screen over. Pedestal wash hand basin. Low level w.c. Chrome ladder design radiator. Tiled walls. Wood effect vinyl flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shingle beds. Pathway to the home's front door. Side gate to rear garden.

Rear Garden

South aspect and a further feature of this home. The first areas of garden are paved to the rear and side of the home offering space for garden table and chairs and a wooden storage shed. The majority of garden is then laid to lawn with raised timber flower and shrub beds.

Council Tax

Council Tax Band C



GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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