



4 Hurston Close, Findon Valley, Worthing, BN14 0AX  
Guide Price £475,000





An immaculate three bedroom semi detached house situated within the highly sought after catchment area of Findon Valley. The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, ground floor cloakroom, first floor landing, three bedrooms, family bathroom/w.c, loft, front and rear gardens, private driveway and garage.

- Semi Detached Family Home
- Three Double Bedrooms
- Findon Valley Catchment
- Spacious Rooms
- Immaculate Condition
- Ground Floor Cloakroom
- Garage
- Viewing Essential







### Reception Hall

2.84m x 1.85m max (9'4 x 6'1 max)

Accessed via a composite front door. Radiator. Wood laminate flooring. Feature wall. Central heating thermostat. Coved and textured ceiling with two ceiling spotlights. Staircase to first floor landing.

### Open Plan Lounge/Dining Room

#### Lounge Area

5.13m x 3.73m (16'10 x 12'3)

South aspect double glazed bay window with fitted blinds. Feature Rosedale three sided electric fire with display shelves below and inset space for sound bar over. Radiator. Feature wall. Walk in understairs storage cupboard. Coved and textured ceiling with two ceiling light points. Opening to dining area.

#### Dining Area

3.20m x 2.18m (10'6 x 7'2)

North aspect double glazed window with fitted blind. Radiator. Dimmer switch. Coved and textured ceiling. Door to kitchen.

### Kitchen

3.35m x 2.24m (11'0 x 7'4)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of roll top worksurfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted double oven and grill. Inset four ring hob with extractor hood over. Integrated fridge and freezer. Space for washing machine. Part tiled walls. Wood laminate

flooring. Wine rack. Coved and textured ceiling. North aspect double glazed window and door to rear garden.

### Ground Floor Cloakroom

2.03m x 0.86m (6'8 x 2'10)

Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Part wood panelled walls. Wood effect vinyl flooring. Sensor lighting. Coved and textured ceiling with spotlights. Obscure glass double glazed window..

### First Floor Landing

3.56m x 1.96m (11'8 x 6'5)

East aspect double glazed window. Access to loft space. Doors to all first floor rooms.

### Bedroom One

3.63m x 2.74m (11'11 x 9'0)

South aspect double glazed windows. Built in double wardrobe. Feature wall. Radiator. Coved and textured ceiling.

### Bedroom Two

4.27m x 2.36m (14'0 x 7'9)

North aspect double glazed windows. Built in double wardrobe. Radiator. Coved and textured ceiling.

### Bedroom Three

3.28m x 2.36m (10'9 x 7'9)

North aspect double glazed window. Fitted part mirror fronted double wardrobe. Radiator. Coved and textured ceiling.

### Bathroom/W.C

3.20m x 1.96m (10'6 x 6'5)

White fitted suite comprising of a shaped

panelled bath having mixer taps with shower attachment, additional shower head, shower screen and sensor LED lighting. Concealed push button w.c. Wash hand basin having mixer taps and with vanity units above and below. Chrome ladder design radiator. Part tiled walls. Tiled flooring. Textured ceiling with spotlights. Built in airing cupboard housing the homes water tank, slatted shelving and central heating programmer. Obscure glass double glazed window.

## OUTSIDE

### Front Garden

Gated entrance with pathway to the homes front door dividing the main areas of the front garden being laid to lawn with flower and shrub borders and bed. Outside wall light. Two side gates to the rear garden.

### Rear Garden

Landscaped rear garden with the first area being paved to the rear and full width of the home being part covered and with an outside water tap and wall light. Area of garden laid to lawn with pebble border. Circular paved patio area. Pergola covered seating area. Rear gate leading to garage compound.

### Garage

Accessed via a side vehicular access road. Brick built garage accessed via an up and over door. The garage adjoins the rear garden boundary. Allocated parking space in addition to the garage.

### Council Tax

Council Tax Band D







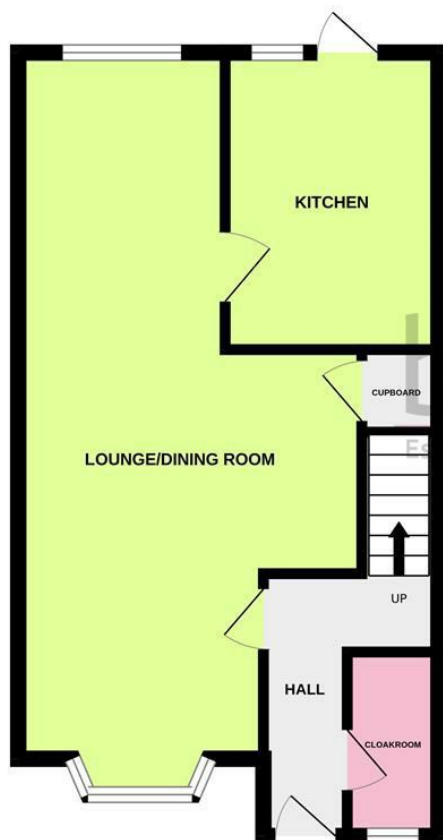




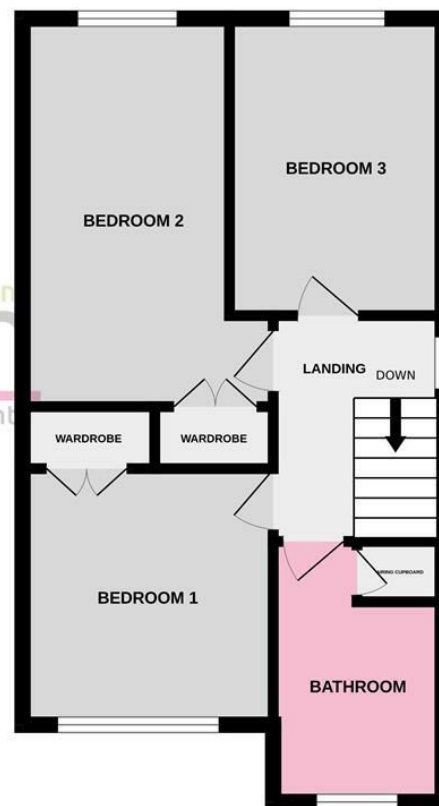







GROUND FLOOR



1ST FLOOR



and company  
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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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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