



Durrington Hill | Salvington | Worthing | BN14 2PY

Guide Price **£440,000**



This charming detached bungalow offers a lounge/diner, conservatory overlooking the west-facing garden, fitted kitchen, utility room, three bedrooms, and a shower room. Externally, it features off-road parking, a garage, a low-maintenance rear garden with a pergola, and a secluded lawned front garden.



Key Features

- Detached Bungalow
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Shower Room
- Kitchen
- Utility Room
- West Facing Garden
- Garage
- Off Road Parking



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

A welcoming entrance hall with convenient storage cupboards leads into the spacious lounge/diner, enjoying a bright dual aspect and seamlessly flowing into the conservatory. This lovely additional living space offers delightful views over the west-facing garden, with French doors providing direct access to the outdoors.

The well-equipped fitted kitchen features a range of units with ample space for appliances, while a separate utility room offers additional practicality, complete with access doors to both the front and rear of the property.

The home comprises three bedrooms, providing flexible living arrangements to suit various needs. A modern shower room completes this charming and functional layout.

EXTERNAL

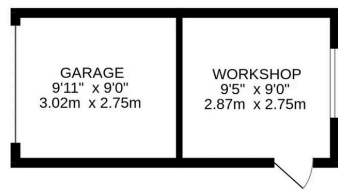
Set back from the road, this property benefits from rear access via Cradock Place, where you'll find the garage and off-road parking. The garage is split with a temporary wall to give a workshop area. The rear garden is designed for low-maintenance living, featuring a charming pergola-covered seating area, perfect for relaxation, along with a useful garden shed for storage.

Gated access leads to the front garden, a beautifully maintained lawned space adorned with a variety of shrubs and flowers. A mature hedgerow border enhances privacy, creating a secluded and tranquil outdoor retreat.

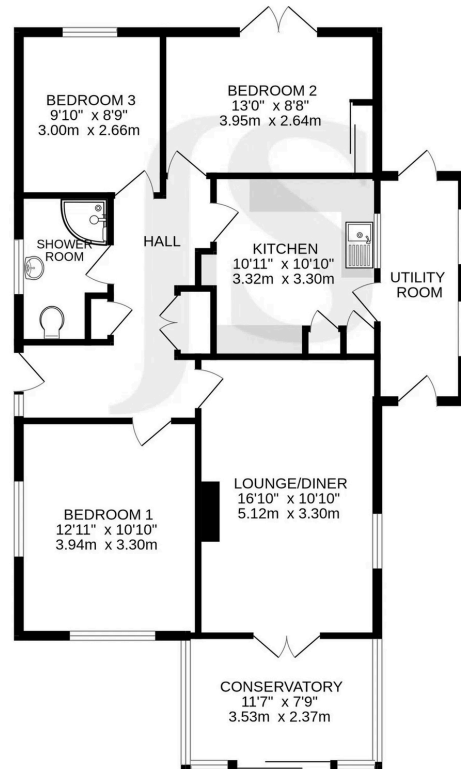
LOCATION

In the popular Salvington area of Worthing, local amenities can be found nearby on Salvington Road. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.6 miles away. Bus services to surrounding districts are also within easy reach. Easy access to main roads A24 & A27.





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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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 829 SqFt

Tenure: Freehold

Council tax band: D