

**FOR
SALE**



**ALEXANDER
PHILIPS
& WELCH**

New Road, Worthing
Guide price £400,000 (Freehold)



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Welcome to this charming bungalow located on New Road. This lovely semi-detached property boasts a warm and inviting atmosphere, perfect for those seeking a cozy and comfortable home.

- Detached
- Bungalow
- Private drive
- Sought after area



As you step inside, you are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The property features two well-appointed bedrooms, offering plenty of space for a small family or guests. The bathroom is sleek and modern, providing a tranquil space to unwind after a long day.

Situated in the desirable area of Durrington, this bungalow offers convenience and tranquillity in equal measure. The freehold property ensures peace of mind for the new owners, allowing them to truly make this house their home.

Don't miss the opportunity to make this delightful property yours - schedule a viewing today and experience the warmth and comfort of this inviting bungalow on New Road.





More about this property

Why are you moving, where and when?

We have just had a baby and outgrown this bungalow so would like a 4-bedroom house still in Durrington. We haven't found anywhere yet.

How old is the property? How long have they lived there? When was it built? any history etc?

It was built 1965 we have lived here for just over a year. We have a few old recipes like for the windows and conservatory.

Did the current owner do the work I.E any improvements if so what and when?

Apr 2024 - New boiler

Oct 2024 - Bathroom completely renovated

Jun 2024 - New carpets in all bedrooms

Feb 2025 - New laminate flooring kitchen and hallway.

May 2025 - New Consumer unit installed with an electric car charger.

Every room painted within the last year.

Garden redesigned to make use of the space.

Is the property listed or in a conservation area or listed if so what extent?

No.

How old is the boiler? where is it located and what make? has it been regularly serviced?

Boiler is 1 years old. Installed in the loft.

First service completed May 2025.

Who are the neighbours I.E family? Age? Profession?

To the right of the property is a lovely elderly couple who always love a chat. To the right of the property is a family with older children and grandchildren they are really nice.

Has the owner ever applied for planning permission if so what and when and was it granted?

No.

What side of the fence are they responsible for or boundaries lines?

Right side when looking at the front of the property.

Council tax band, and monetary value?

Band D.

So far as you are aware is the property structurally sound and complete?

Yes.

What are the vendors planning on leaving internally and externally, very brief description?

Built in wardrobes. Sheds if needed.

Is the loft insulated and or boarded where is access?

The loft is mostly boarded, a large amounts of insulation. The access is in the hallway it has a built-in loft ladder which makes getting up there very easy.

Local shops amenities sports centres, recreation ground, where and how far to walk?

Vendor shares: large park a 5-minute walk away.

Small shops and a pub 5-minute walk, the pub does really good burgers. Large Tesco 5-minute walk.

Age restrictions?

No.

Ground Rents and Maintenance?

No.

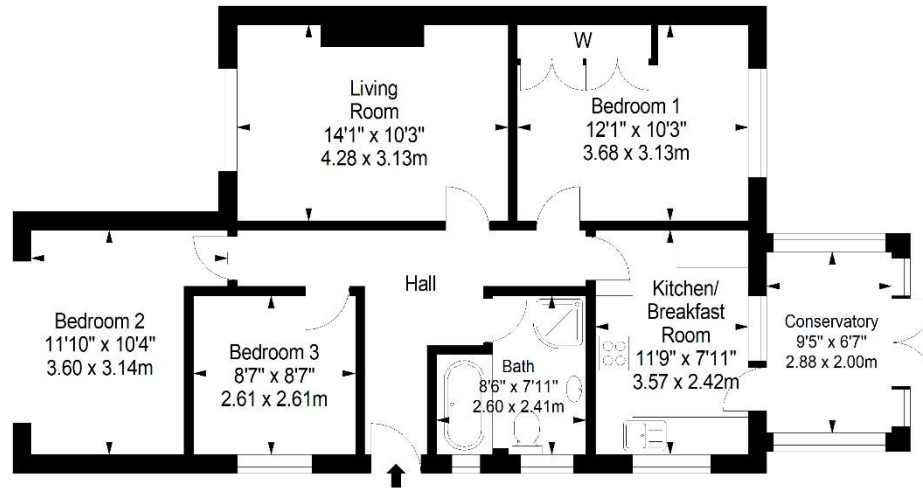
Lease length? Freehold and percentage

NA.

Does the property have any schedule of works if so what and how much money is in the sinking/reserve?

No.

Ground Floor



Approximate gross internal floor area 75.1 sq m/ 808.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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