



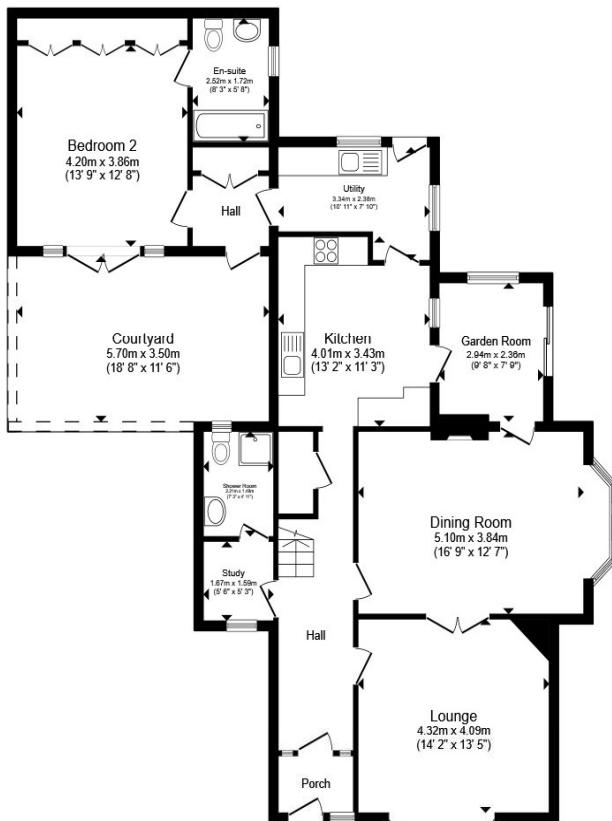
**Elm Bank House Durrington Hill, Worthing BN13 2PY**

**welcome to**

## **Elm Bank House Durrington Hill, Worthing**

Detached four-bedroom home located in a quiet cul-de-sac, offering spacious and flexible accommodation. Includes three reception rooms, utility room, enclosed rear garden, and the option of a self-contained annex. Two bedrooms feature en-suites, with additional family bathroom and shower room.





**Ground Floor**



**First Floor**

Total floor area 193.0 m<sup>2</sup> (2,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Lounge**

16' 3" x 12' 7" (4.95m x 3.84m)

**Dining Room**

14' 3" x 13' 2" (4.34m x 4.01m)

**Kitchen**

13' 2" x 10' 11" (4.01m x 3.33m)

**Reception Room**

7' 11" x 9' 7" (2.41m x 2.92m)

**Bedroom 1**

16' x 12' 8" (4.88m x 3.86m)

**Bedroom 2**

12' 4" x 12' 9" (3.76m x 3.89m)

**Bedroom 3**

11' x 11' 4" (3.35m x 3.45m)

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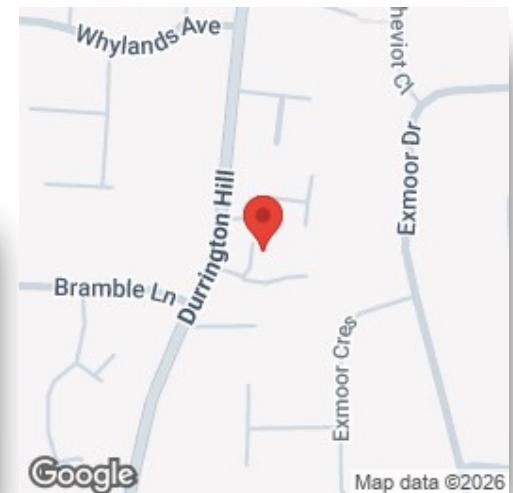
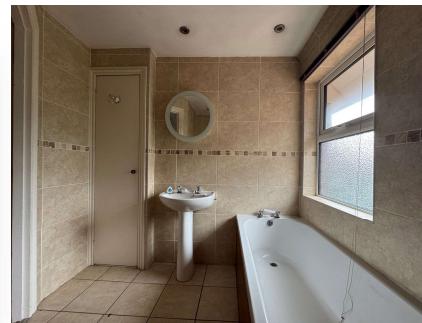
- Quiet cul-de-sac location
- Four double bedrooms
- Three reception rooms
- Utility room and spacious kitchen/diner
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

**£510,000**



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Property Ref:  
WWO107468 - 0016

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