



29 Montreal Way

West Durrington, Worthing, BN13 2RY

Guide price £300,000

Freehold Council Tax Band B



**** Guide Price £300,000 - £325,000 ****

Situated on a generous corner plot within a popular residential location, this well-presented two-bedroom end of terrace home offers bright and spacious accommodation throughout, making it an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The property has been well maintained by the current owners and is offered in good decorative order, allowing a purchaser to move straight in with minimal fuss. The ground floor features a welcoming entrance hall leading through to a spacious living room, providing an ideal space for both relaxing and entertaining. The modern kitchen enjoys a pleasant outlook over the garden and offers a good range of fitted units with ample worktop space and room for everyday appliances.

To the first floor are two well-proportioned bedrooms, both benefiting from plenty of natural light and offering comfortable accommodation. The family bathroom is fitted with a modern white suite and completes the internal layout.

Further benefits include gas fired central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

One of the standout features of the property is its generous corner plot, providing larger than average gardens for a home of this style. The outdoor space offers an excellent degree of privacy and is mainly laid to lawn with seating areas, creating the perfect environment for outdoor dining, entertaining or simply enjoying the warmer months. The size of the plot also provides potential for extension or further enhancement, subject to any necessary planning permissions.

Montreal Way is a popular residential road situated on the western side of Worthing, conveniently positioned for local shops, schools, parks and bus routes. Worthing town centre, the seafront and mainline railway station.





Modern composite front door into enclosed porch
4'6 x 6'1 (1.37m x 1.85m)

Lounge/diner
19'4 x 11'9 (5.89m x 3.58m)

Kitchen/breakfast room
12'3 x 8'5 (3.73m x 2.57m)

Stairs to first floor landing with access to loft

Bedroom one with range of built in furniture
12'8 x 10'7 (3.86m x 3.23m)

Bedroom two
12'3 x 8'5 (3.73m x 2.57m)

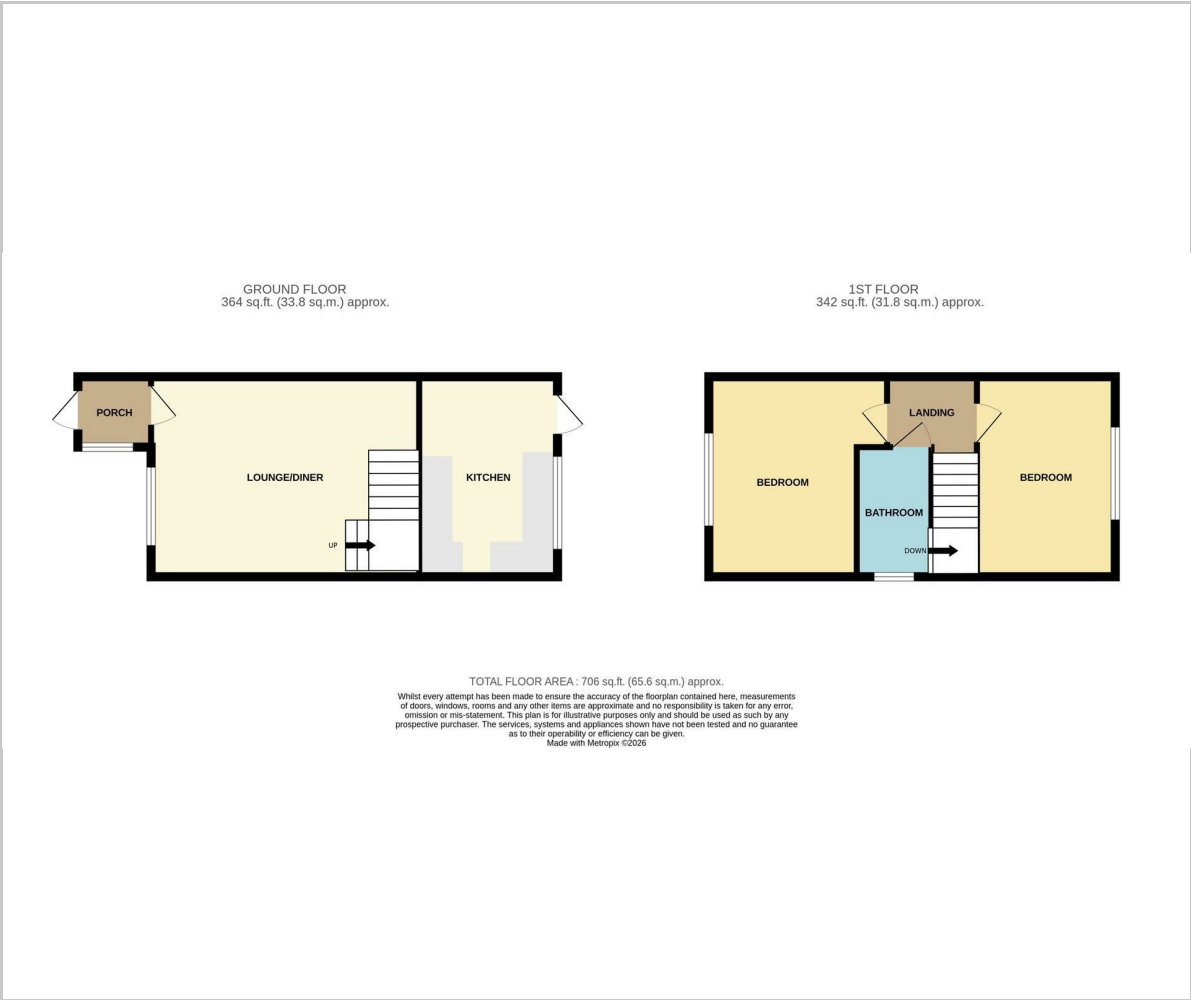
Modern family bathroom
7'3 x 5'10 (2.21m x 1.78m)

Corner plot

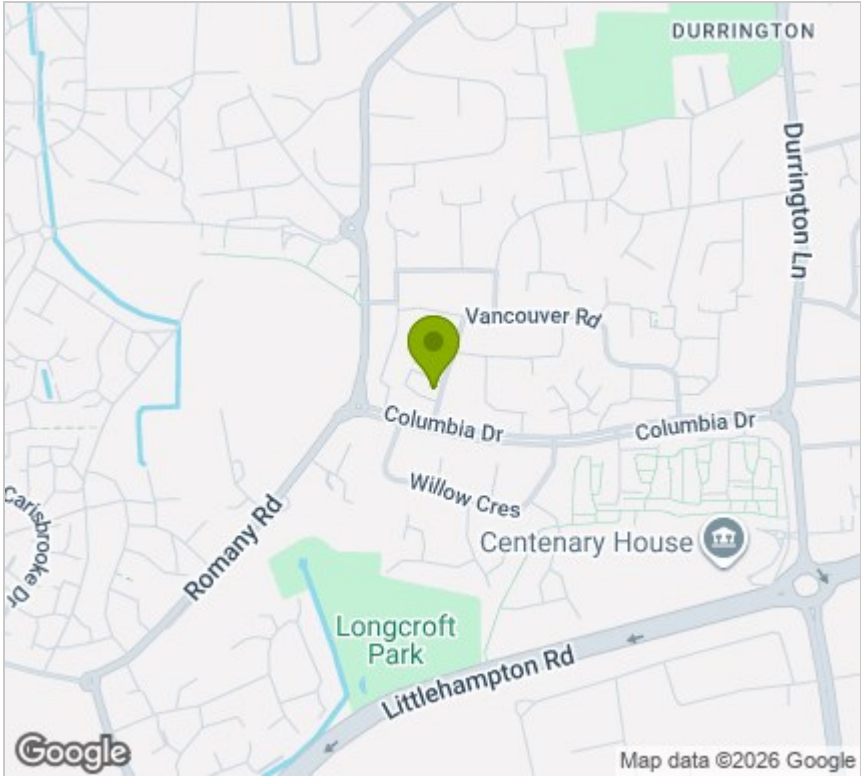
Rear garden



Floor Plan



Area Map



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Energy Efficiency Graph

