



**Hurley Road, Salvington, Worthing BN13 2PA**

Guide Price **£375,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Kitchen
- Bathroom & Separate WC
- Potential for Third Bedroom
- Front & Rear Gardens
- Garage
- Off Road Parking
- Chain Free

This charming semi-detached bungalow offers bright and versatile accommodation with two generous double bedrooms, including potential to create a third bedroom. A sunny south-facing lounge/diner, fitted kitchen and modern bathroom provide comfortable ground floor living. Further benefits include a gated driveway, ample parking, garage and a secluded rear garden, all offered chain free.





## INTERNAL

Upon entering the property, you are welcomed into a bright and generously proportioned south-facing lounge/dining room, flooded with natural light and offering a warm and inviting atmosphere ideal for both relaxing and entertaining. This versatile living space provides ample room for comfortable seating and dining areas, creating the perfect setting for modern day living.

The kitchen enjoys pleasant views over the rear garden and is fitted with a range of wall and base units, complemented by an integrated dishwasher and space for a cooker, fridge/freezer and washing machine. Doors provide convenient access to both the rear and side of the property, enhancing the practical layout.

The property further benefits from two spacious double bedrooms. One enjoys delightful garden views alongside extensive fitted wardrobes, while the second is an exceptionally large double room which was originally configured as two separate bedrooms, offering excellent flexibility and potential to reinstate a third bedroom if desired.

A well-appointed bathroom and separate WC complete the accommodation, adding further practicality for family living and guests alike.

## EXTERNAL

Approached via a gated entrance, the private driveway provides ample off-road parking and leads to the garage, offering excellent storage and convenience. The front garden has been attractively landscaped with shingle and mature shrubs, creating an appealing first impression.

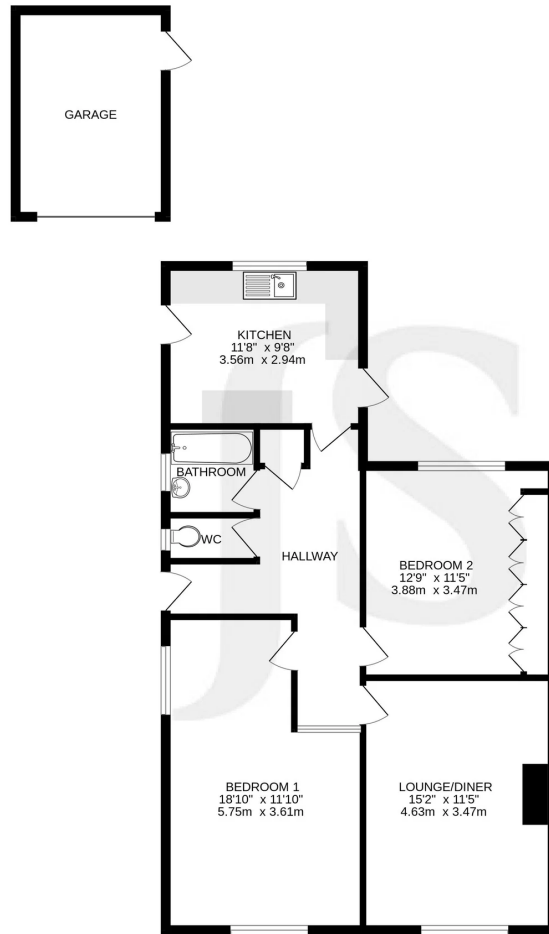
Gated side access leads to the enclosed rear garden, thoughtfully arranged for ease of maintenance and outdoor enjoyment. Featuring paved seating areas, artificial lawn and raised flower beds, this attractive outdoor space offers a pleasant setting for relaxing, gardening and entertaining throughout the year.

## SITUATED

Located on Hurley Road in the area of Salvington, this property enjoys a convenient position with access to local amenities. Salvington offers a pleasant residential environment with nearby shops, schools, and recreational facilities. Worthing town centre, with its comprehensive range of shopping, dining, and leisure options, as well as the beautiful seafront, is easily accessible. Commuters will appreciate the convenient road links and proximity to public transport options.



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.  
Made with Metropix 62026

Whilst we endeavour to make our properties 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, furnishing, 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	