



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



105 Durrington Lane

Durrington, Worthing, BN13 2RF

Guide price £300,000

Freehold Council Tax Band C



Guide Price £300,000 to £350,000

We are delighted to present this charming three-bedroom terraced home, ideally situated in Worthing. Combining attractive period features with well-proportioned living spaces, this property offers comfortable and versatile accommodation throughout.

The ground floor welcomes you with an inviting entrance hall leading through to a bright bay-fronted lounge, complete with a feature log burner—perfect for cosy evenings. To the rear, the dining room benefits from full-height French doors, allowing plenty of natural light and providing direct access to the garden. The kitchen is fitted with a range of units and integrated appliances, with space for additional utilities.

Upstairs, the first floor comprises two generous double bedrooms, both with built-in storage, along with a third bedroom ideal as a nursery, study, or guest room. The modern bathroom features a white suite, including a separate shower cubicle and a panelled bath.

Externally, the property enjoys a well-maintained west-facing rear garden, mainly laid to lawn ideal for outdoor entertaining. There is rear access. The front garden is also laid to lawn, with a pathway leading to the entrance.

The home is well presented throughout and offers excellent potential for extension or reconfiguration (subject to the necessary permissions), making it an ideal purchase for growing families or those looking to add value.

Conveniently located close to local schools, shops, and transport links, early internal viewing is highly recommended.





Entrance hall

Kitchen  
8'11" x 6'2" (2.72m x 1.88m)

Living room  
14'2" x 10'11" (into bay) (4.32m x 3.33m (into bay))

Dining room  
9'10" x 12'1" (3.00m x 3.68m)

Stairs to first floor landing

Bedroom one with built in wardrobes  
14'3" x 9'11" (into bay) (4.34m x 3.02m (into bay))

Bedroom two with built in wardrobes  
12'1" x 9'11" (3.68m x 3.02m)

Bedroom three  
6'5" x 7'4" (1.96m x 2.24m)

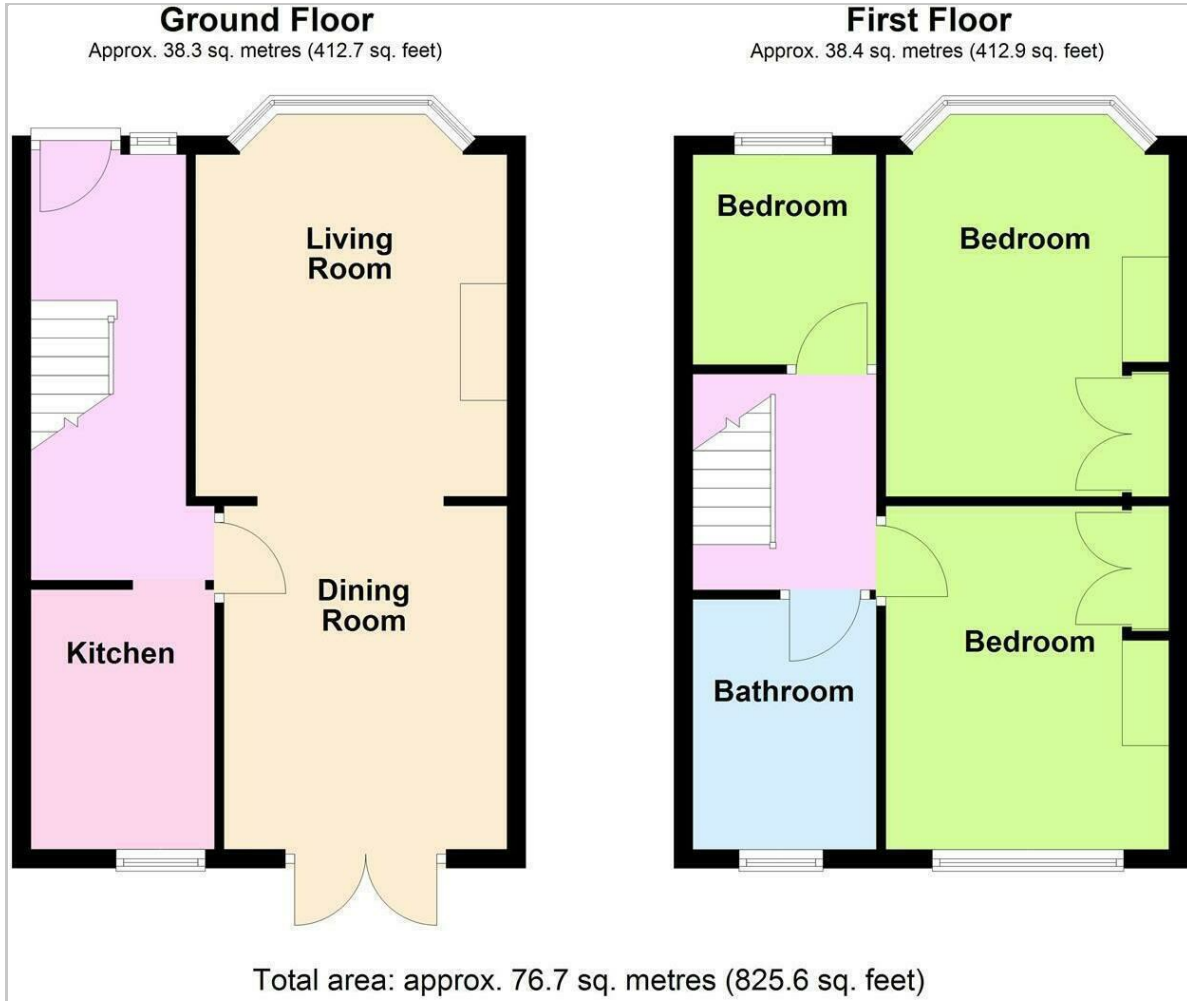
Bathroom  
8'10" x 6'5" (2.69m x 1.96m)

Front garden

Rear garden



## Floor Plan



## Viewing

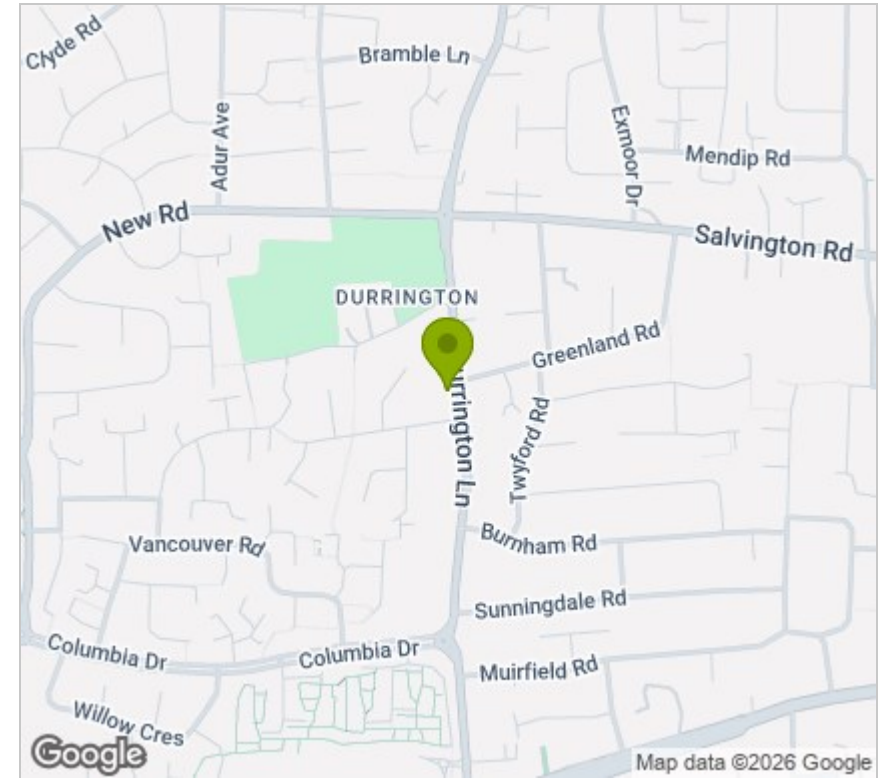
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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.



## Area Map



## Energy Efficiency Graph

