



4 Lyn Road, Worthing, BN13 3HR
Asking Price £525,000

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An extended and well presented five bedroom Link-Detached house, in an extremely popular area of Durrington. The accommodation comprises of a entrance porch, spacious living room/dining room/ ground floor cloakroom, utility room, further living room and feature kitchen with central island. To the first floor there are four bedrooms and a modern bath / shower room/Wc. This home is located on a corner position offering a sizable plot, private driveway. Benefits include gas central heating, double glazing throughout.

- Detached House
- Five Bedrooms
- Substantially extended
- Modern Finish Throughout
- Private Driveway
- Vendor Suited
- Three Reception Rooms
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Wall mounted radiator. Door leading to;

Living room

4.33 x 5.35 (14'2" x 17'6")

Floorboards throughout. Double glazed window. Radiator. Door providing under-stair Storage.

Dinning area

3.03 x 2.81 (9'11" x 9'2")

Floorboards throughout. Spotighting.

Cloakroom

Tiled flooring throughout. Half tiled walls. Low level Wc with matching was hand basin. Frosted double glazed window.

Office / Playroom

4.74 x 2.77 (15'6" x 9'1")

Floorboards throughout. Four double glazed windows. Spotighting. Double glazed French doors leading onto rear garden.

Utility Room

Floorboards throughout. A range of matching wall and base units. Worktops.



Dressing room

2.46 x 2.39 (8'0" x 7'10")

Floorboards throughout. Space for various wardrobes and drawers. Spotlights.

Bedroom Five

5,29 x 2.39 (16'4",95'1" x 7'10")

Carpeted throughout. Double Glazed window. Radiator.

First Floor Landing

Carpeted throughout. Double glazed window. Hatch providing loft access. Storage cupboard.

Bedroom One

4.66 x 2.91 (15'3" x 9'6")

Floorboards throughout. Radiator. Double glazed window. Bespoke built in wardrobes.

Bedroom Two

3.42 x 3.45 (11'2" x 11'3")

Floorboards throughout. Radiator. Double glazed window.

Bedroom Three

2.63 x 3.19 (8'7" x 10'5")

Floorboards throughout. Radiator. Double glazed window.



Bedroom Four

2.74 x 2.32 (8'11" x 7'7")

Floorboards throughout. Radiator. Double glazed window.

Bathroom

Tiled flooring throughout. Low level Wc with matching wash hand basin with storage drawers below. Wall mounted heated towel rail. Half tiled walls. Panelled bath with shower above. Frosted double glazed window. Spotighting.

Kitchen / Living Room

A beautifully presented contemporary kitchen briefly comprising; contemporary workshops. A range of matching wall and base units. Half tiled walls and fully tiled flooring. Intergrated appliances including, washing machine. Double oven. Fridge freezer. Feature island with drawers below. Spotlights. Two double glazed windows. Double glazed French doors.

Outside

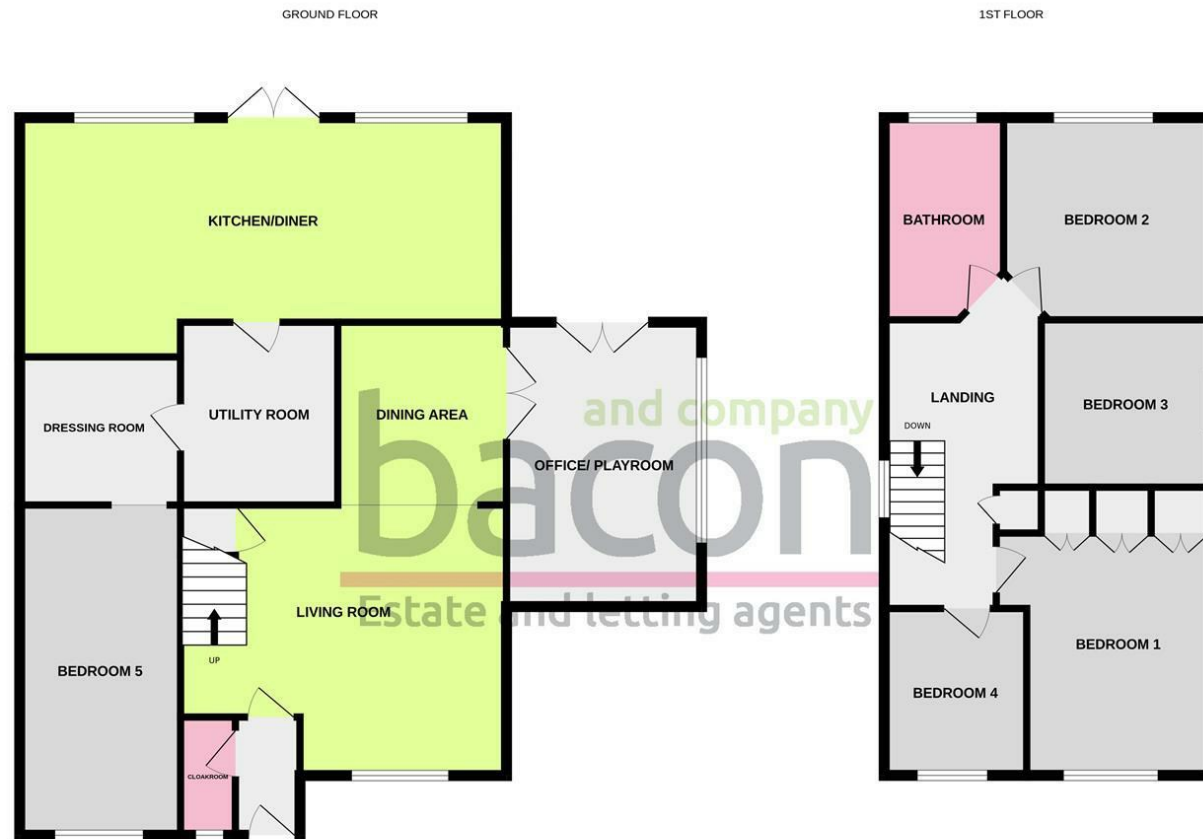
Rear Garden

Private rear garden laid to artificial grass. Covered decked area with seating.

Private Driveway

Driveway with parking for multiple cars.





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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