





31 Hurley Road

Worthing

A three bedroom semi detached bungalow benefitting from a South facing rear garden and garage located in this popular residential street of Salvington. Briefly the accommodation comprises: entrance hall, living room, kitchen, conservatory, three bedrooms and modern bathroom/wc. Externally there is a rear garden, private driveway with standing for up to three vehicles and a garage.

Council Tax band: C

Tenure: Freehold

- Semi Detached Bungalow
- Three Bedrooms
- South Facing Rear Garden
- Garage
- Private Driveway
- Kitchen
- Conservatory
- Modern Bathroom/wc
- EPC TBC



Entrance Hall

Radiator. Location for electric meter and fuse board. Access hatch to loft space via pull down ladder comprising part boarding for storage, light, insulation. Located in loft, Worcester combi boiler supplying gas central heating and hot water.

Living Room

14' 8" x 10' 3" (4.47m x 3.12m)

Double glazed window overlooking rear garden. Radiator.

Kitchen

13' 10" x 7' 7" (4.22m x 2.31m)

Roll edge work surface having inset single draining stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Space for two under the counter fridge and freezer. Space for freestanding gas cooker. Matching range of cupboards, drawers, and eyelevel wall units. Radiator. Double glazed door to side. Glazed picture window. Double glazed door to side having access to garage and front via double gate. Door to:

Conservatory

11' 9" x 9' 0" (3.58m x 2.74m)

Pitched double glazed roof. Double glazed window and door to rear garden further double glazed window to side. Tiled floor. Radiator.

Bedroom One

13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed window to front. Radiator.

Bedroom Two

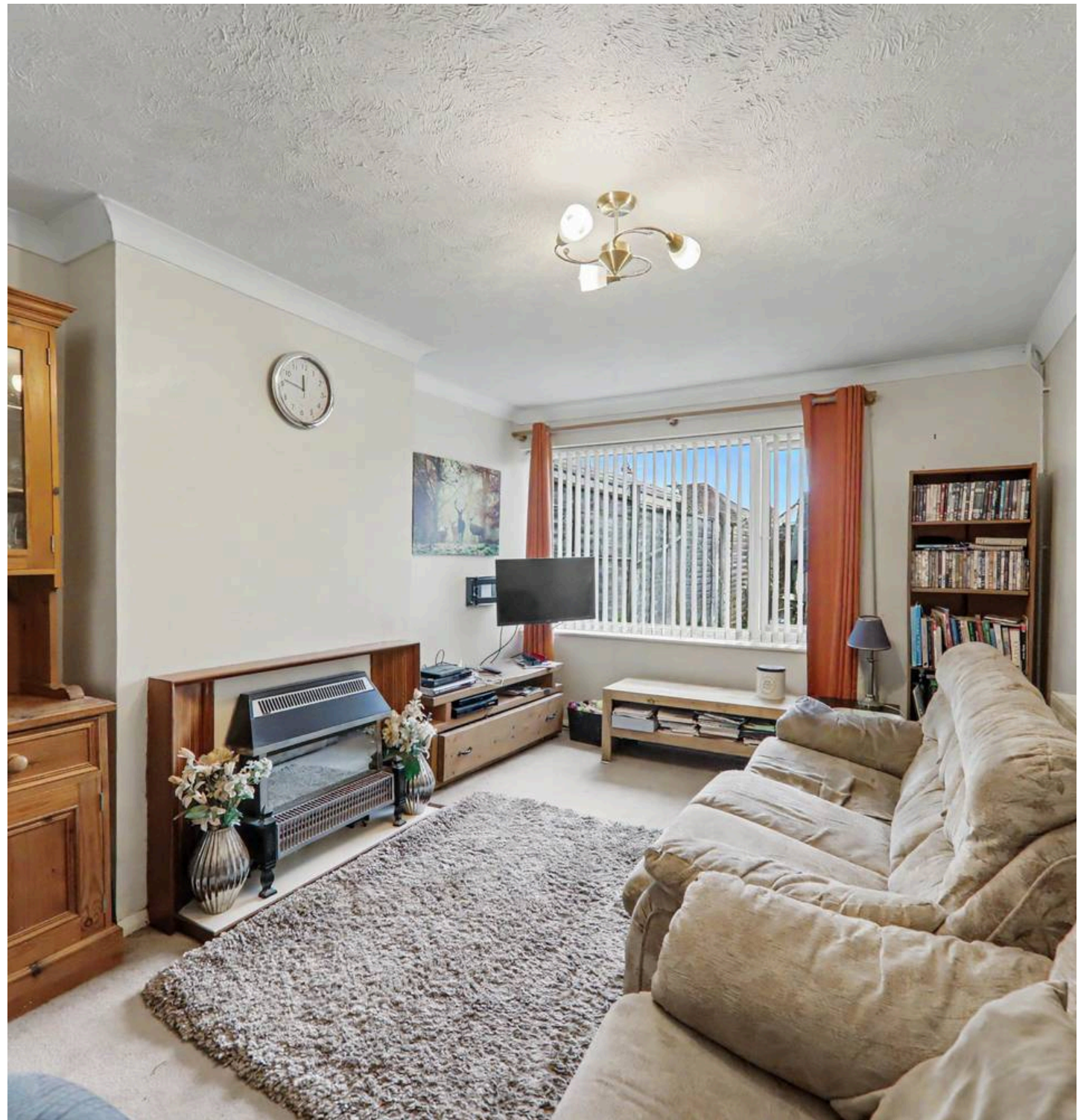
9' 0" x 7' 8" (2.74m x 2.34m)

Double glazed window to side and front. Radiator.

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

Double glazed window to side. Radiator.





Bathroom/wc

White sweet comprising panelled bath with glazed shower screen, mixes taps, and wall mounted shower controls with overhead rainfall shower and separate handheld attachment. Vanity unit comprising wash hand basin, mixer tap, cupboard below, and concealed cistern WC. Fully tiled walls and floor. Ladder style towel radiator. Double glazed window. Extractor fan. Inset ceiling spotlighting.

Outside

South Facing Rear Garden

Majority being laid to lawn with areas of hardstanding. 6 foot fence surround. Borders of mature shrubs and bushes. Timber built summer house.

Garage

20' 4" x 16' 4" (6.20m x 4.98m)

Up and over door. Power and light. Private door to rear garden.

Driveway

Hardstanding paving with parking for three vehicles. Borders of mature shrubs and bushes.

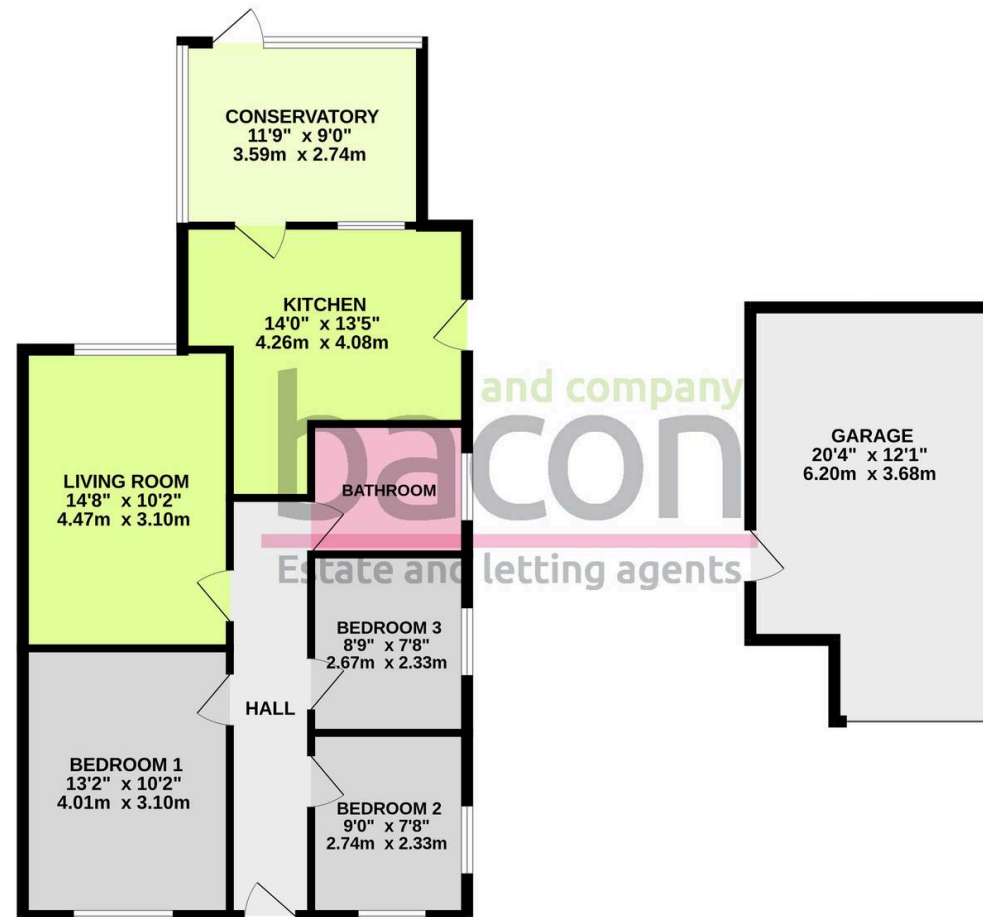
Required Information

Council tax band: Band C Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.

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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