



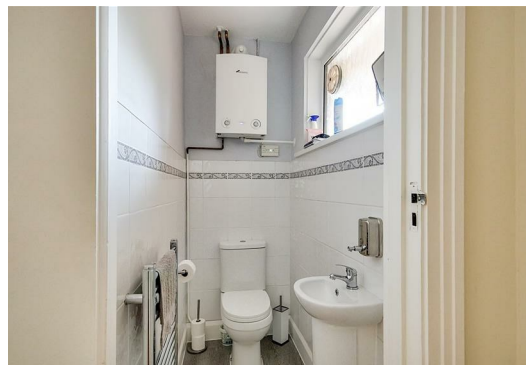
13 Hurst Avenue, Worthing, BN11 5NY
Asking Price £525,000

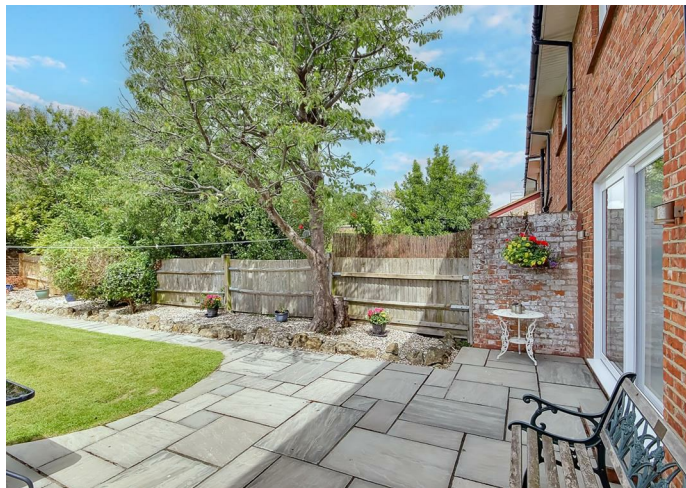
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Deceptively spacious family home with four bedrooms in this favoured West Worthing area, just a short distance from local shops, amenities and excellent transport links. The home is well maintained throughout and retains a number of original features. The generously proportioned accommodation briefly comprises: spacious entrance hall, downstairs cloakroom, lounge with separate dining room and kitchen. To the first floor are three double bedrooms with a further fourth bedroom and bathroom/wc. Additional benefits include gas fired central heating, double glazed windows and wood flooring. Externally there is a garage and off road parking to the front and west facing rear garden.

- Four Bedrooms
- Mid Terrace House
- Downstairs WC
- Two Reception Rooms
- West Facing Garden
- Driveway
- Garage
- Well Presented Throughout





Glazed Front Door To;

Entrance Hallway

Generously sized entrance hallway. Hard wood flooring. Pendant light. Radiator. Obscured window. Coat hang rail. Textured ceiling. Doors to;

Downstairs WC

1.79 x 0.87 (5'10" x 2'10")

Part tiled walls. Obscure window. Close coupled WC. Heated towel rail. Pedestal wash hand basin. Dome light. 'Worcester' boiler.

Kitchen

3.47 x 2.74 (11'4" x 8'11")

Range of base and wall mounted kitchen cabinets. Worktop incorporating breakfast bar, sink and drainer with c-spout mixer tap. Integrated oven. Four ring gas hob with extractor fan above. 'Neff' dishwasher. Under counter fridge. Hard wood flooring. Spotlights. Part tiled walls. Double glazed window overlooking garden. Glazed door to garden. Access to;

Kitchen Larder

Space and plumbing for washing machine. Space for freestanding fridge/freezer. Shelves providing ample additional storage space. Obscure window.

Lounge

5.17 x 3.94 (16'11" x 12'11")

Well proportioned lounge area to the front of the property. Decorative fireplace with surround. Carpet. Led light double glazed window. Levelled ceiling with pendant light. Internal French doors to;

Dining Room

3.91 x 3.66 (12'9" x 12'0")

Comfortably accommodates a large dining table. Carpet. Levelled ceiling with pendant light. Radiator. Sliding patio doors to the garden.

Split Level Staircase To First Floor Landing

Radiator. Pendant light. Led light window. Airing cupboard housing hot water cylinder. Access to loft hatch with pull down ladder.

Bedroom One

5.17 x 3.94 (16'11" x 12'11")

Spacious double bedroom to the front of the property. Led light window. Led downlights on dimmer switch. Radiator.

Bedroom Two

3.91 x 3.66 (12'9" x 12'0")

Double bedroom overlooking the garden. Carpet. Double glazed window. Picture rail. Radiator. Pendant light.

Bedroom Three

4.22 x 2.94 (13'10" x 9'7")

Double bedroom. Picture rail. Radiator. Led light double glazed window. Pendant light.

Bedroom Four

3.94 x 2.10 (12'11" x 6'10")

Carpet. Double glazed window. Picture rail. Pendant light. Built in cupboard space with hang rail.

Bathroom

3.10 x 1.80 (10'2" x 5'10")

Part tiled walls. Full length bath. Step in shower cubicle with sliding glass door. Electric shower on riser rail. Close coupled WC. Heated towel rail. Two double glazed windows.

Garden

Beautifully landscaped west facing rear garden. Mostly laid to lawn with sandstone patio area. Established borders with decorative gravel beds. Gate access to;

Brick Built Outbuilding

Power and light.

Driveway

Off road parking for multiple cars to the front of the property. Outside power points.

Garage

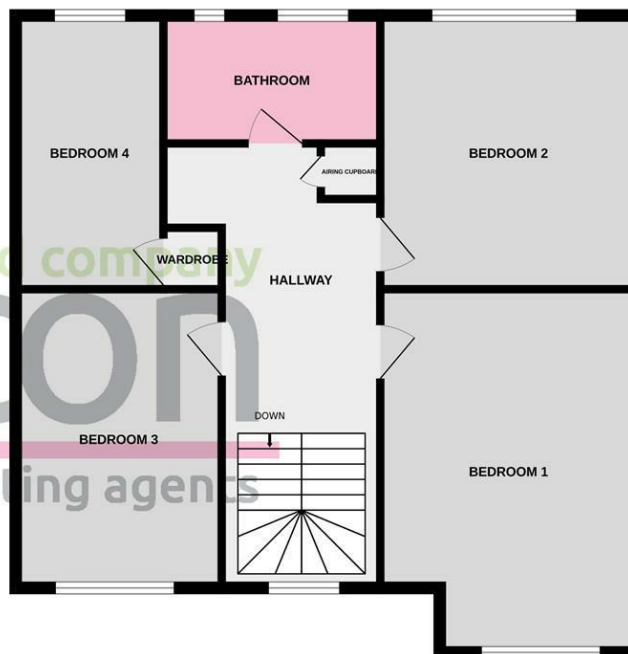
Access via up and over door.



GROUND FLOOR



1ST 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.
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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	65	73
(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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