



## Stour Road, Worthing, BN13 3LY

Asking Price £413,995

This well-presented two-bedroom detached bungalow is situated in a popular and convenient Durrington location, close to local shops, bus routes and everyday amenities. The accommodation is bright and well arranged, with a welcoming entrance hall, useful storage, two bedrooms, a modern fitted kitchen and a contemporary bathroom/WC.

A particular highlight is the impressive 22ft south-facing lounge/dining room, offering excellent living and entertaining space, with double doors opening directly onto the rear garden. The kitchen is fitted with a good range of modern units, integrated oven and hob, and access to the side of the property.

Outside, the secluded south-facing rear garden is a superb feature, mainly laid to lawn with established borders and a paved patio area. To the front, there is a garden, private driveway providing parking for two to three vehicles and a garage. Further benefits include gas heating, double glazing and freehold tenure.



Council Tax Band: D

- Detached two-bedroom bungalow
- 22ft south-facing lounge/dining room
- Contemporary fitted bathroom/WC
- Private driveway for two/three vehicles
- Gas heating and double glazing

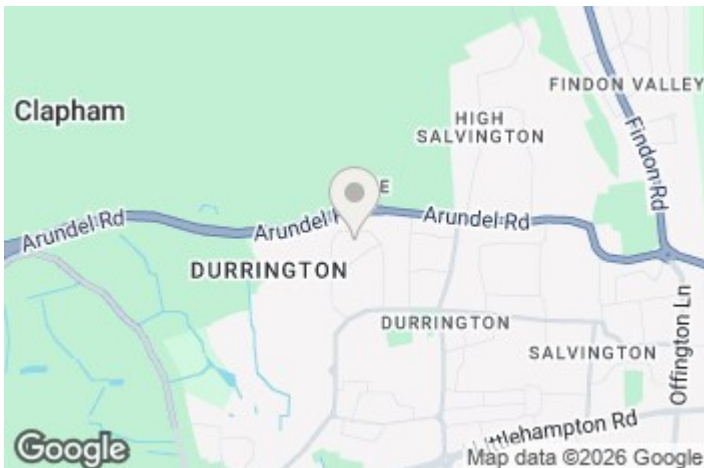
- Popular and convenient Durrington location
- Modern fitted kitchen with side access
- Superb secluded south-facing rear garden
- Garage with personal garden door
- Freehold property with excellent potential



Durrington is a popular and well-connected residential area within Worthing, offering a practical blend of local convenience, community feel and access to the coast. The property is well placed for nearby shops and amenities, including the Tesco complex, as well as local bus routes and primary schools.

The area is particularly appealing to families, downsizers and commuters, with Durrington and West Worthing railway stations providing links along the south coast and towards London. Worthing town centre is also within easy reach, offering a wider choice of shops, restaurants, cafés, leisure facilities, theatres and the historic pier.

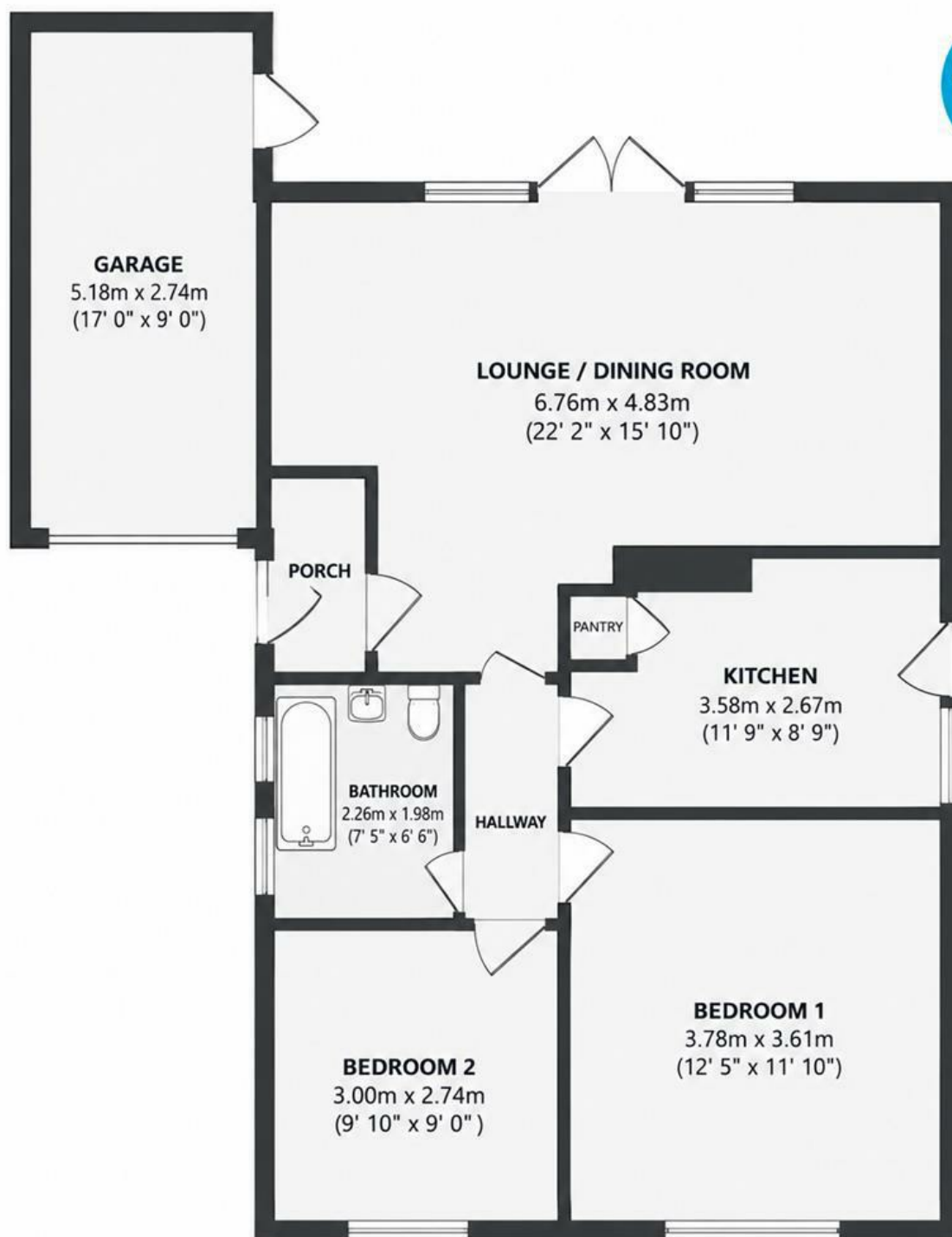
For those who enjoy the outdoors, the seafront, promenade and local parks are easily accessible, while the South Downs National Park lies to the north. Durrington remains a consistently popular location for buyers seeking a well-served residential setting with excellent day-to-day amenities and good transport connections.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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