

For Sale **£250,000 Leasehold**

5 Kingsbridge Mews Durrington Lane Worthing West Sussex BN13 2QE

Preliminary Details

HOWARD & CO are delighted to offer this EXTREMELY WELL PRESENTED modern TWO BEDROOM SEMI DETACHED HOUSE located in a popular residential area. Accommodation comprises entrance hall, large west facing lounge/dining room, separate modern fitted kitchen, downstairs cloakroom, two double bedrooms and family bathroom. Externally the property benefits from an allocated off road parking space. Viewing is highly recommended! VIEW TODAY!



- **BEAUTIFULLY PRESENTED HOUSE**
- **POPULAR RESIDENTIAL AREA**
- **LARGE LOUNGE/DINING ROOM**
- **LONG LEASE**
- **MODERN MEWS DEVELOPMENT**
- **COURTYARD GARDEN**
- **PARKING SPACE**
- **VIEW TODAY!**

Part glazed wooden glazed front door leading to

Entrance Hall

West aspect obscured glass window. Storage heater. Understairs cupboard. Coved and textured ceiling. Stairs to first floor.



Living Room

4.98m x 3.45m (16'4" x 11'4")

West aspect window, feature fireplace with inset electric fire. Storage heater. Coved and textured ceiling. Opening leading to

Dining Room

3.45m x 3.30m (11'4" x 10'10")

East aspect glazed door leading to courtyard style rear garden. Storage heater. Coved and textured ceiling.



Kitchen

3.40m x 2.50m (11'2" x 8'2")

Re-fitted kitchen with a range of floor and wall mounted units with roll edged worksurfaces to complement. Single drainer sink with mixer taps. Space/plumbing for washing machine. Integrated oven and electric hob with chrome extractor hood over. Integrated tall fridge/freezer. Part tiled walls. Smooth ceiling with inset spot lights. East aspect windows.



Cloakroom / WC

Low level w.c. Wall mounted wash hand basin with tiled splashback. Textured ceiling.

FIRST FLOOR

Landing with storage heater and access to loft space.

Bedroom One

4.60m x 3.89m (15'1" x 12'9")

West aspect window. Built in wardrobe. Storage heater. Coved and smooth ceiling.



Bedroom Two

4.17m x 3.43m (13'8" x 11'3")

East aspect velux window. Storage heater. Built in wardrobe. Coved and smooth ceiling

Bathroom

2.13m x 3.00m (6'12" x 9'10")

Re-fitted white suite comprising shaped panelled bath with shower over and shower screen. vanity unity with inset wash basin, concealed cistern W.C. Ladder style radiator. Partly tiled walls. Tiled flooring. Fitted storage cupboard. Smooth ceiling. Obscures glass velux window.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England, Scotland & Wales EU Directive 2002/91/EC

OUTSIDE

Front

Good sized front garden being mainly laid to lawn with shrub borders.

Rear

Small east facing rear courtyard. Space for pots and plants. Gate allowing access to communal parking.

Parking

One allocated space

LEASE DETAILS

We are advised by the vendor that this is a leasehold property benefitting from a 125 year lease. Service charge approx £1000 pa (including ground rent).

In accordance with the Property Misdescriptions Act (1991) these details are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Reference to any appliance or service does not imply that they are in efficient working order and/or for purpose. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract. The property is subject to Council Tax and prospective purchasers should make their own enquiries of Worthing Borough Council.