



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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105 Durrington Lane

Durrington, Worthing, BN13 2RF

Guide price £350,000

Freehold Council Tax Band C



We are delighted to present this charming three-bedroom terraced home, ideally situated in Worthing. Combining attractive period features with well-proportioned living spaces, this property offers comfortable and versatile accommodation throughout.

The ground floor welcomes you with an inviting entrance hall leading through to a bright bay-fronted lounge, complete with a feature log burner—perfect for cosy evenings. To the rear, the dining room benefits from full-height French doors, allowing plenty of natural light and providing direct access to the garden. The kitchen is fitted with a range of units and integrated appliances, with space for additional utilities.

Upstairs, the first floor comprises two generous double bedrooms, both with built-in storage, along with a third bedroom ideal as a nursery, study, or guest room. The modern bathroom features a white suite, including a separate shower cubicle and a panelled bath.

Externally, the property enjoys a well-maintained west-facing rear garden, mainly laid to lawn ideal for outdoor entertaining. There is rear access. The front garden is also laid to lawn, with a pathway leading to the entrance.

The home is well presented throughout and offers excellent potential for extension or reconfiguration (subject to the necessary permissions), making it an ideal purchase for growing families or those looking to add value.

Conveniently located close to local schools, shops, and transport links, early internal viewing is highly recommended.

### Entrance hall

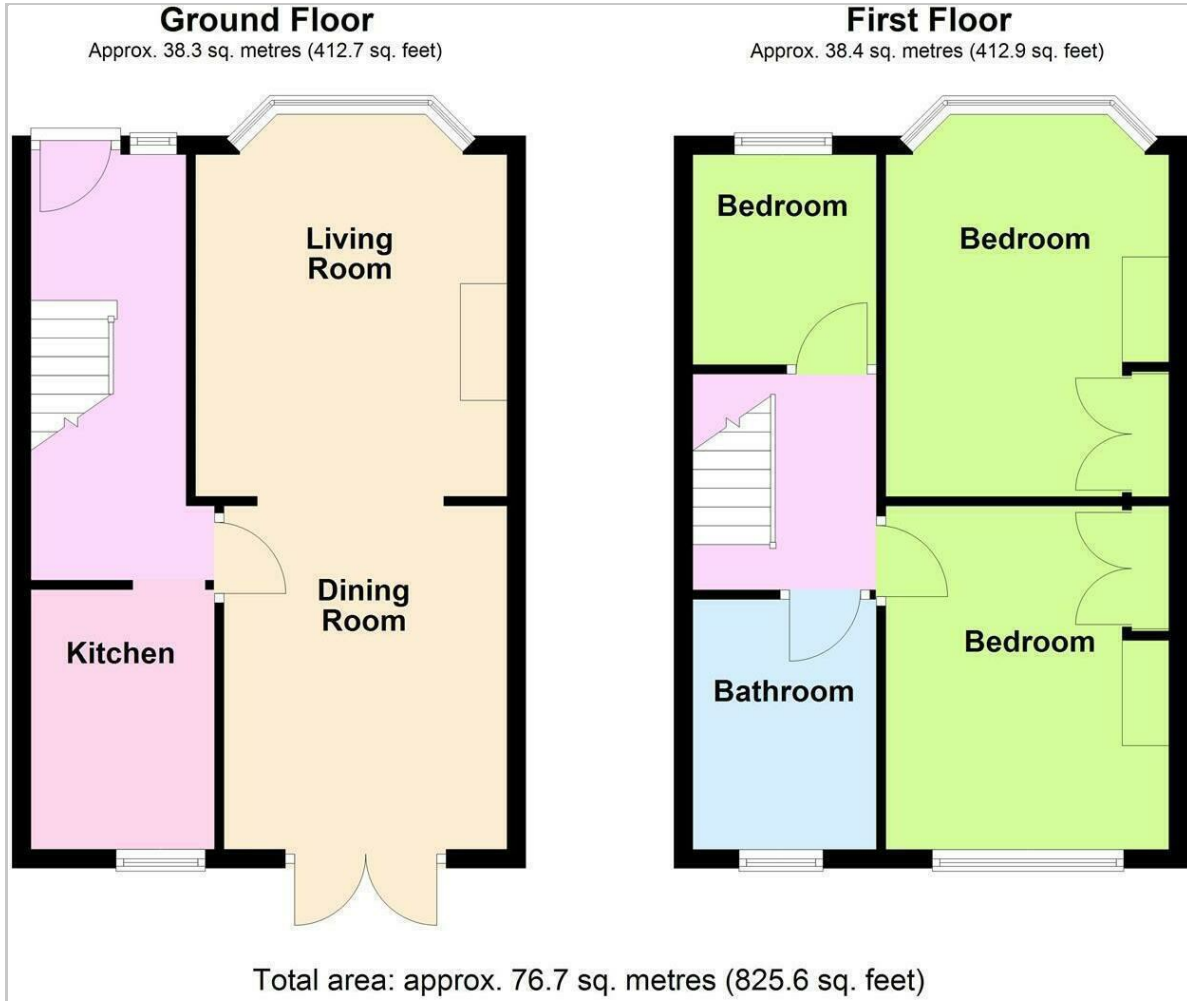




- Kitchen
- Living room
- Dining room
- Stairs to first floor landing
- Bedroom one
- Bedroom two
- Bedroom three
- Bathroom
- Garden



## Floor Plan



## Viewing

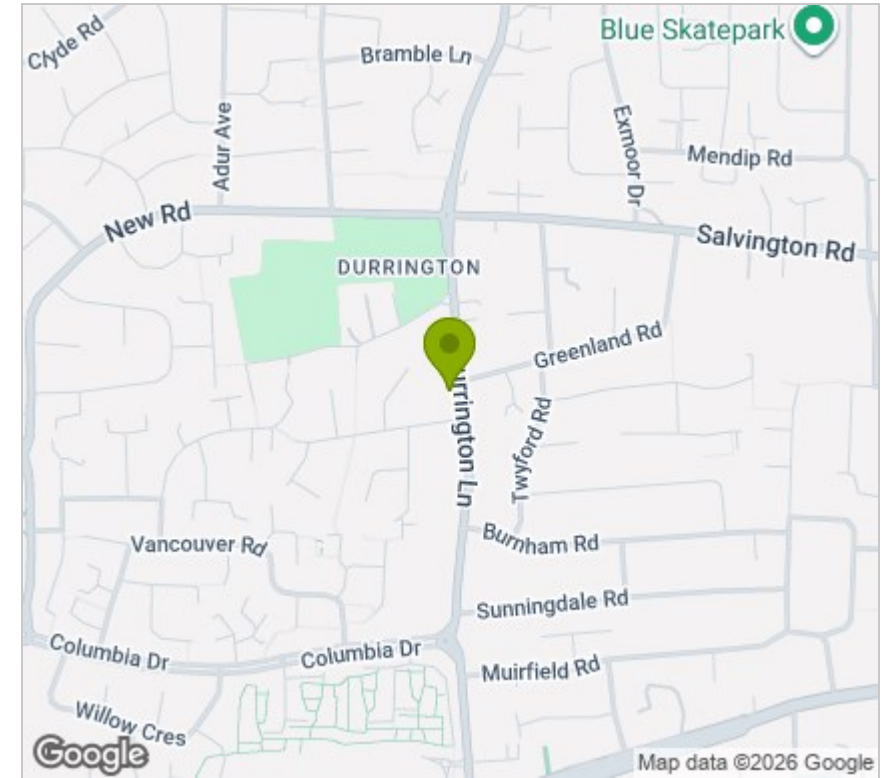
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

