



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



5 Orkney Court

Durrington, West Sussex, BN13 3RN

Offers Over £300,000

- End of terrace house
- Three bedrooms
- Spacious lounge diner with fireplace
- Separate kitchen/breakfast room
- White bathroom suite
- Off road parking and garage
- West facing rear garden
- Gas central heating
- New double glazing in October 2024
- No chain

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step inside and you`re greeted by a welcoming entrance hall leading into a bright and airy L-shaped lounge diner, complete with a fireplace and doors opening onto the private rear garden – perfect for entertaining or relaxing in the sun. The separate kitchen sits to the front of the property and offers plenty of workspace, space for free standing appliances and a breakfast table.

Upstairs, there are three well proportioned bedrooms – including a generous master bedroom, a comfortable second double bedroom, and a single third bedroom which could also be used as a nursery, home office or dressing room. The family bathroom features a white suite with a shower over the bath.

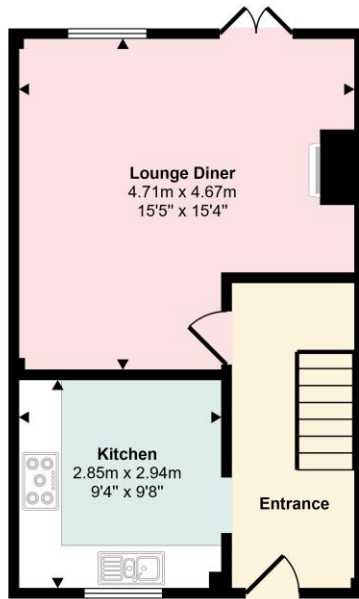
Outside, the low maintenance west facing rear garden offers a combination of patio and lawn with a rear gate for easy access. There`s direct access to the garage via a rear door. With power and lighting the garage provides additional parking, secure storage, or could be used as a home gym or office.

Additional benefits include gas central heating, new double glazing in October 2024 and no onward chain.

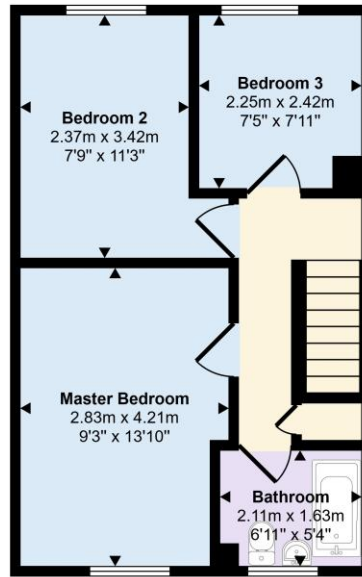
Situated in Orkeny Court, you`re within easy reach of local shopping facilities at Manor Parade and Salvington Road, with Pond Lane recreation ground just a short stroll away. A Tesco superstore on New Road adds further convenience, and David Lloyd Worthing is also nearby – offering a fully equipped gym, swimming pool, tennis courts and spa, ideal for fitness and relaxation. Regular bus services pass close by, and there`s excellent access to the A259, A27 and A24 for commuters. Worthing town centre, with its wide range of shops, bars, cafés and restaurants, is approximately 4 miles away.



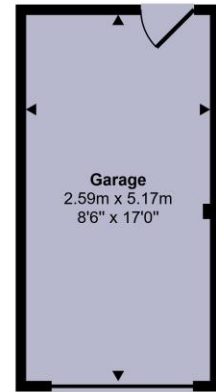
Approx Gross Internal Area
87 sq m / 938 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 37 sq m / 401 sq ft



Garage
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax: Adur & Worthing Band C

Tenure: Freehold

Flood Risk:

Rivers and Sea: Very Low

Surface Water: Very Low

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk