



**Guide Price**  
**£415,000**

**Freehold**

4x  2x  1x 

**Violet Close, Durrington,  
Worthing, West Sussex,  
BN13**

**cubitt & west**  
Helping you move forwards



## Main features

- Superb modern property in sought after area
- Light and spacious rooms
- Good school catchment area for both primary and secondary
- Local transport links are nearby
- Easy access to the A27 and the A24

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 16'6 x 10'2 (5.03m x 3.10m)
- Kitchen: 15'2 x 9'6 (4.63m x 2.90m)

### FIRST FLOOR

- Landing
- Bedroom 2: 13'4 x 9'6 (4.07m x 2.90m)
- Bedroom 3: 12'1 x 9'6 (3.69m x 2.90m)
- Bedroom 4: 10'2 x 6'6 (3.10m x 1.98m)
- Bathroom

### SECOND FLOOR

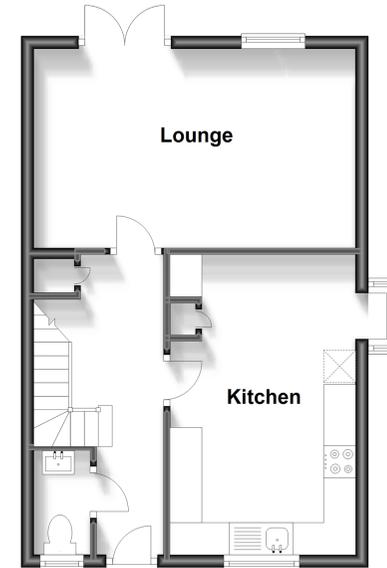
- Bedroom 1: 17'6 x 13'2 maximum (5.34m x 4.02m)
- En Suite Shower Room

### OUTSIDE

- Front Garden
- Rear Garden

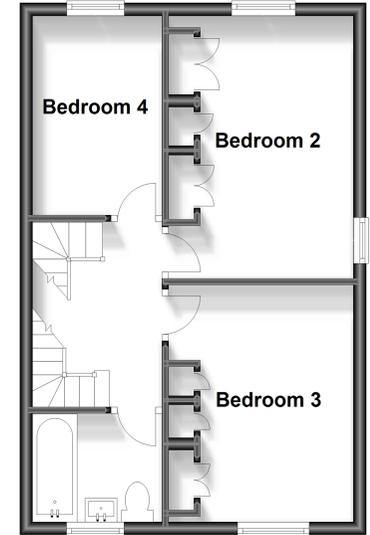
### Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



### Second Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



**Call Worthing - 01903 700657 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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