



Rusper Road South | West Worthing | West Sussex | BN13 1LP
Offers Over £450,000





Jacobs Steel are delighted to offer for sale this immaculately presented and extended detached bungalow situated in this popular and quiet road in Tarring. The property boasts two double bedrooms, an extended open plan kitchen/diner, separate lounge, study, west facing rear garden, off road parking and a brick built garage.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- No Onward Chain
- Extended Open Plan Kitchen/Diner
- Separate Lounge
- Study
- West Facing Rear Garden
- Off Road Parking for Several Vehicles
- Brick Built Garage



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

A double glazed porch to the front of the property offers a convenient space to kick off shoes before entering the spacious entrance hallway with doors to all rooms and two storage cupboards. The bay fronted lounge is positioned to the front of the property and measures a spacious 18'1 x 12'5. To the rear is the extended open plan kitchen/diner which faces west, overlooking the rear garden and has been fitted with a modern 'shaker' style kitchen with space and provisions for white goods; there is plenty of space for a family dining table along with a small sofa. From the kitchen/diner, a door leads to a dual aspect study with further access to rear garden. Both bedrooms can comfortably fit double beds with the master bedroom measuring generous 14'1 x 12'5 and the second bedroom boasting fitted wardrobes. The bathroom has been fitted with a full suite including a bath with shower over and a hand wash basin. There is a separate w/c adjacent which is fitted with a toilet and hand wash basin.

EXTERNAL

The bungalow is positioned on a generously sized plot with the front garden laid mainly to lawn with mature planted borders and a driveway offering parking for several vehicles and access to the brick built garage. There is a side gate leading through to the west facing rear garden which has a large paved patio and lawn with an array of mature borders.

LOCATION

in the sought after Tarring area with local shops being available at Tarring village. The property also falls within the popular Thomas A Becket School catchment area. The development is approximately 1 mile from West Worthing station and 0.5 miles from Tarring village centre. The A27 is within a few minutes' drive and main bus routes run along close by Littlehampton Road. Worthing town centre is approximately 2 miles away and offers a range of amenities such as restaurants, theatres, cinemas and leisure facilities.

COUNCIL TAX BAND D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 101 sqm

Tenure: Freehold

Council tax band: D