



Rectory Road | Worthing | West Sussex | BN14 7PD  
Offers Over £475,000





We are delighted to offer a detached, extended bungalow offering original features. The property offers two bedrooms, two reception rooms, two bathrooms and is situated on a good size plot. The bungalow is in need of modernisation and benefits from off road parking, garage and no onward chain.



## Key Features

- Extended Detached Bungalow
- Two Bedrooms
- Two Bathrooms
- Kitchen & Utility Room
- Original Features
- In Need Of Modernisation
- Off Road Parking
- Garage
- Close To Local Schools
- Local Shopping Facilites Nearby



**2 Bedrooms**



**2 Bathrooms**



**2 Reception Room**

### INTERNAL

Timber front door leading into the entrance hall with original features, doors leading to all rooms. The lounge offers an original fireplace and french doors opening into the sun room with doors leading out to the rear garden. Timber door leading into the utility room comprising of AGA, butlers sink, larder, door leading out to the rear garden and door leading back into the entrance hall. Bedroom One is to the front of the property with dual aspect windows. Bathroom comprising of bath, wash hand basin and WC. The shower room is comprises of shower cubicle, wash hand basin and WC. The kitchen offers wall and base units space for oven, space for fridge/ freezer, sink, drainer and step down into the dining room. The dining room benefits from a door into the rear garden and door leading into bedroom two.

### EXTERNAL

Flint stoned wall to the front of the property with timber gates leading to off road parking in front of the detached garage. The front has been laid to lawn with mature trees and shrubbery, pathway leading to the front door, side access with timber gate leading into the rear garden. The west facing rear garden has been laid to lawn with mature trees and shrubbery.

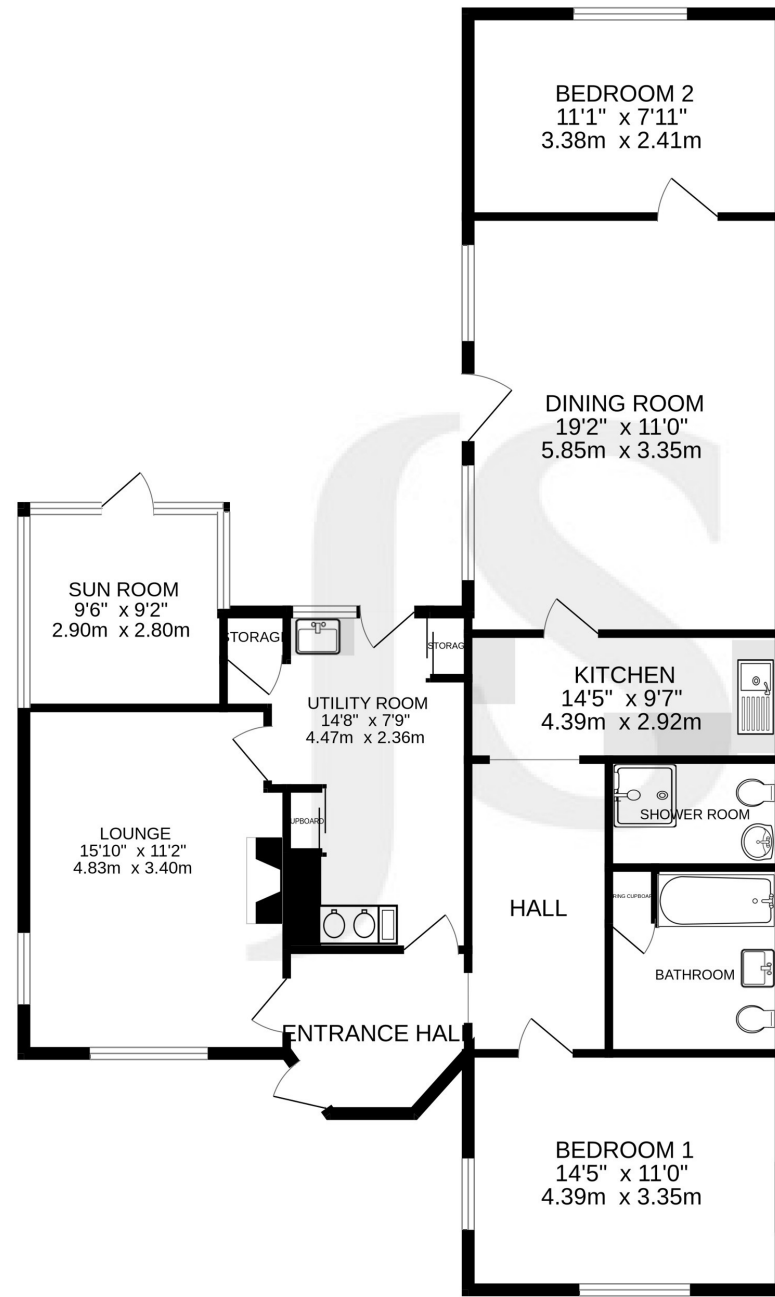
### LOCATION

On the popular Rectory Road, Thomas A Becket Junior school is within 200 yards away and the infant school is a short walk away. Bus routes run along Rectory Road and West Worthing train station is 0.5 miles away. Amenities can be found at the Tesco Express and there are pubs and eateries at the close by Thomas A Becket shops. Tarring Village is within 0.5 miles and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

Council Tax Band E



GROUND FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.

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 is made as to their condition or operation. Any other details are for information only. Made with MetroPro ©2024

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey of 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 103 sqm)

Tenure: Freehold

Council tax band: E