



Steeple View | Worthing | West Sussex | BN13 1RP  
Offers Over £500,000







We are delighted to be able to offer a detached house to the market, The property offers four bedrooms, family bathroom, en-suite shower room, recently fitted kitchen, ground floor cloakroom, two reception rooms and south facing conservatory. The property is situated down a quiet cul de sac and benefits from ample off road parking, garage and south facing rear garden.





## Key Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Recently Fitted Kitchen
- Ground Floor Cloakroom
- South Facing Conservatory
- South Facing Rear Garden
- Garage
- Off Road Parking
- Close To Local Schools



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Room**

### INTERNAL

Front door leading into the spacious entrance hall with access to storage cupboard, understairs storage, ground floor cloakroom and access to the south facing lounge via double doors and access to the kitchen. The south facing lounge benefits from sliding doors onto the rear garden, gas fireplace and double doors leading into the second reception room which is being used as a dining room. The dining room has access to the kitchen and the south facing conservatory. The fitted kitchen comprises of wall and base units built in oven, electric hob, extractor above, integrated fridge/ freezer, integrated washing machine, integrated dishwasher, breakfast bar, space for tumble dryer and door leading out to the side. On the first floor there is a galleried landing, access all four bedrooms and the family bathroom. Bedroom One offers built in wardrobes and access to the en-suite shower room.

### EXTERNAL

To the front the property offers off road parking leading to the garage. Two timber gates giving access to the side and rear garden. The garage benefits from a pitched roof with storage, power and light. The south facing rear garden has been laid to lawn with patio area, timber shed with power and flower beds.

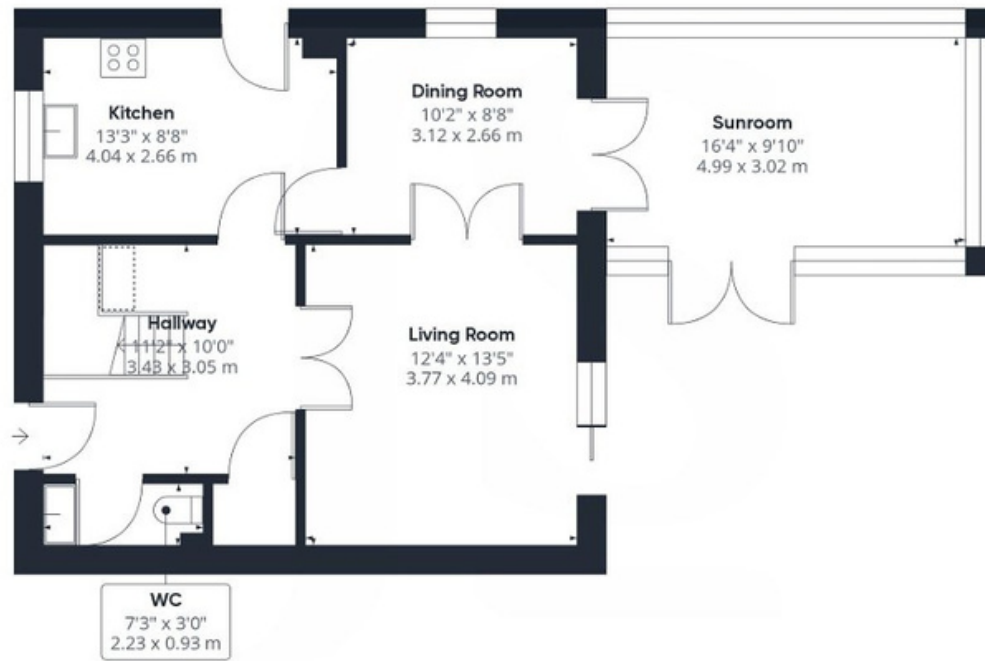
### LOCATION

in this sought after Tarring location with local shops & parks nearby. The property is within walking distance of Thomas a Becket first and Middle School, Durrington High & Worthing High School. The nearest mainline station is West Worthing which is approx. 0.7 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.6 miles away. Bus services run nearby.

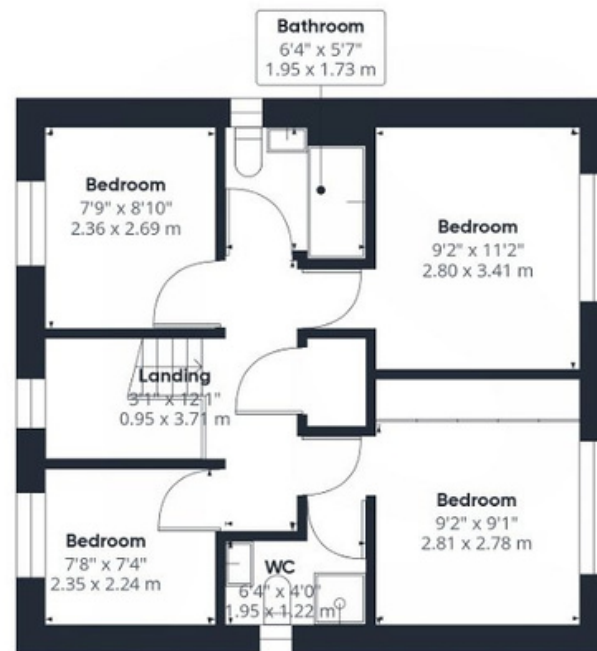
COUNCIL TAX BAND E







Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 105 sqm)

Tenure: Freehold

Council tax band: E

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.