

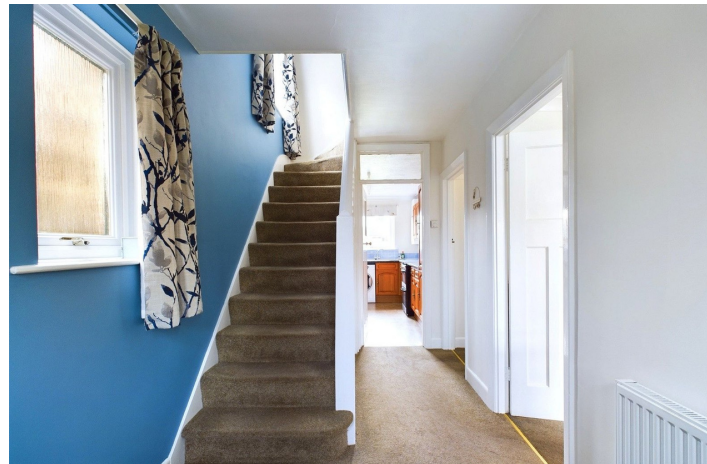


Haynes Road | Tarring | Worthing | BN14 7JY

£485,000



We are delighted to offer for sale this well presented and spacious semi detached family house, situated in the sought after location of Tarring close to local shops, amenities and mainline train station. The property boasts three good sized bedrooms, two reception rooms, fitted kitchen and bathroom, separate w/c, large west facing mature rear garden and has potential for extension (Subject to planning permission).



Key Features

- Semi-Detached Family House
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Scope For Extension (Subject To Planning)
- Fitted Kitchen & Bathroom
- Large West Facing Garden
- Popular & Quiet Residential Location
- Excellent School Catchment
- Close To Shops, Amenities & Mainline

Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The double glazed entrance porch provides a convenient place to kick off shoes and hang coats on a rainy day, before entering into the large and welcoming entrance hall. This generously sized space has access to all ground floor rooms, with stairs that rise to the first floor and convenient under stair storage. Positioned to the front of the property and measuring a spacious 14' 3" x 12' 4" is the dining room which benefits from a fire with mantle and a large bay window which offers a wealth of easterly sun, creating a light and airy space. Positioned to the rear of the property is the well presented living room which measures a generous 15' 11" x 10' 8" and provides access to the beautifully maintained rear garden via french doors with side windows. The room benefits from a traditional cast iron fireplace with a limestone mantle. The fitted kitchen comprises of wood fronted, floor and wall mounted units, with space and provisions for white goods and a door providing side access to the garden. To the first floor there are two double bedrooms, a good sized single bedroom, family bathroom and separate W/C. The main double bedroom measures 13' 10" x 11' 3" and benefits from a large east-facing window, which allows for the welcoming morning sunshine. The room provides plenty of space for various bedroom furniture including a double bed, two large wardrobes and bedside tables. The second double bedroom boasts views of the impressive rear garden. The third bedroom would make the perfect office or single room.

EXTERNAL

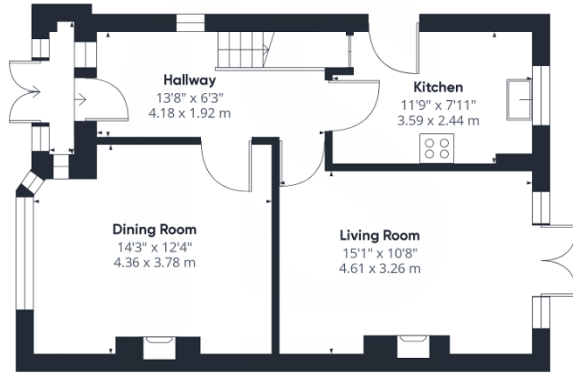
The front garden is laid to lawn with pathway leading to front door, with hedge border to one side and fencing. The impressive garden offers multiple areas for hosting family events, with a patio at the top, a large section laid to lawn and some shrubs and trees. Offering the best of both worlds, this garden feels extremely private and secluded with fences lining all boundaries. There is also a shed which provides the perfect place to store garden tools and furniture.

LOCATION

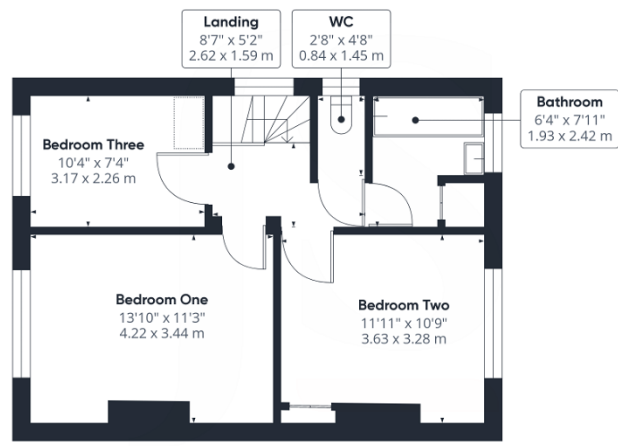
In a quiet residential area of Tarring and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9km away. The nearest station is mainline Worthing which is approximately 0.6km away. Bus services run nearby.

Council Tax Band C

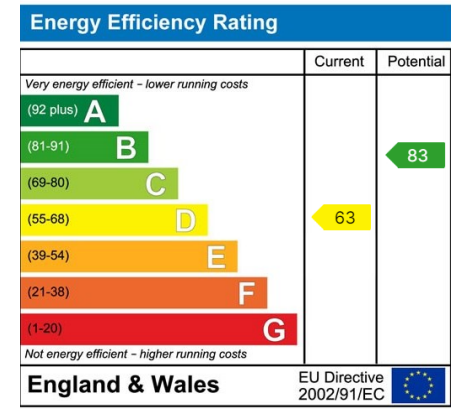




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 1023 Sqft

Tenure: Freehold

Council tax band: C

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.