



192 Terringes Avenue, Tarring, Worthing, BN13 1JR
Guide Price £525,000

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Estate and letting agents



We are delighted to offer for sale this well presented detached family home with the added benefit of a completely separate annexe with its own private entrance (currently let for £750pcm).

In brief the property consists of a welcoming entrance hallway, separate lounge an open plan kitchen and dining room which is dual aspect, there is a separate utility space and ground floor WC, you then enter the separate annexe space which has an open plan living room with kitchenette, a separate bedroom space with access to a private courtyard garden and it's own separate shower room, back in the main dwelling as you head up to the first floor you have three spacious double bedrooms and a family bathroom with a separate WC, there is also a useful partially boarded loft space which offers extra potential for extension (STNPC).

- Detached Family Home
- Separate Annexe Accommodation With Private Entrance & Courtyard Garden
- Separate Dual Aspect Lounge
- Off Street Parking & Car Port
- Open Plan Kitchen / Diner
- Gas Central Heating & Double Glazed Throughout
- Ground Floor WC
- Fitted Family Bathroom & Separate WC
- Good School Catchment Area
- Potential For Extension (STNPC)



Entrance Porch

2.26m x 0.86m (7'5 x 2'10)

PVCU double glazed front door, laminate floor.

Spacious Entrance Hallway

3.66m x 2.26m (12 x 7'5)

Carpeted floor, PVCU double glazed obscured glass window, single radiator, dado rail, textured ceiling with single light fitting, smoke detector.

Dual Aspect Lounge

4.67m x 4.55m (15'4 x 14'11)

Carpeted floor, two PVCU double glazed windows, two radiators, television point, various power points, attractive fireplace, textured and coved ceiling with single ceiling light fitting.

Kitchen

3.84m x 3.33m (12'7 x 10'11)

Laminate floor, roll edge solid wooden worktops with cupboards below and matching eye levels cupboards also of solid wood construction, matching integrated undercounter fridge, matching integrated Beko dishwasher, integrated eye level double oven, four ring gas burning hob with extractor fan above, tiled splashbacks, matching cupboard housing Potterton boiler, skimmed ceiling with coving, spotlights, inset sink unit with mixer tap, larder cupboard with various recessed shelving and separate lighting, opening into;

Seperate Dining Room

3.94m x 3.25m (12'11 x 10'8)

Laminate floor, single radiator, various power points, television point, PVCU double glazed window, skimmed ceiling with spotlights, ceiling mounted hanging pendant light fitting.

Utility Room

3.48m x 1.50m (11'5 x 4'11)

Laminate floor, space and provision for washing machine, solid wooden worktop with cupboard below, integrated sink with mixer tap, various power points, single radiator, two PVCU double glazed windows, two PVCU double glazed doors one leading to carport, other to courtyard garden.

Ground Floor WC

1.70m x 0.99m (5'7 x 3'3)

Laminate flooring, low flush WC, obscured glass PVCU double glazed window, textured ceiling with single light fitting. wall mounted mirror, tiled walls.

First Floor Landing

3.81m x 2.26m (12'6 x 7'5)

Carpeted floor, single radiator, dado rail, textured ceiling with single ceiling light fitting, PVCU double glazed obscured glass window, smoke detector, loft hatch access with drop down ladder.

Dual Aspect Bedroom One

4.67m x 4.55m (15'4 x 14'11)

Carpeted floor, single radiator, two PVCU double glazed windows, various power points, textured ceiling with coving and single ceiling light fitting, three wall mounted light fittings, smoke detector.

Bedroom Two

3.91m x 3.33m (12'10 x 10'11)

Carpeted floor, single radiator, various power points, PVCU double glazed window, textured and coved ceiling with single ceiling light fitting.

Bedroom Three

2.82m x 2.67m (9'3 x 8'9)

Carpeted floor, single radiator, PVCU double glazed window, textured ceiling with single light fitting.

Family Bathroom

3.40m x 1.83m (11'2 x 6)

Tile effect vinyl floor, fitted shower cubicle having an off the mains shower, corner bath with shower attachment, contemporary hand wash basin with mixer tap, shaving point, wall mounted mirror, extractor fan, fully tiled walls, PVCU double glazed obscured glass window, textured ceiling with two light fittings, single radiator, fitted storage cupboard housing factory lagged hot water cylinder with various slatted shelving units.

Seperate WC

1.83m x 0.86m (6 x 2'10)

Tile effect vinyl floor, low flush WC, fully tiled walls, PVCU double glazed obscured glass window, textured ceiling with single light fitting.

Annexe Space

Inner Lobby

0.99m x 0.99m (3'3 x 3'3)

Laminate floor, wall electric fuseboard, various power points, textured ceiling with single light fitting.

Annexe Living Room / Kitchenette

5.21m x 3.81m (17'1 x 12'6)

Laminate floor, PVCU double glazed obscured glass doors leading to car port area, television point, various power points, single radiator. skimmed ceiling, spotlights, smoke detector, sky lantern.

Kitchenette:

Laminate floor, roll edge laminate worktops with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, four ring electric hob with extractor fan above, integrated oven, part tiled splashbacks, skimmed ceiling, spotlights.

Annexe Bedroom

4.70m x 2.44m (15'5 x 8)

Carpeted floor, two PVCU double glazed windows, single radiator, textured and coved ceiling with two ceiling mounted light fittings, various power points, television point, PVCU double glazed doors opening into courtyard garden.

Annexe Shower Room

2.39m x 1.88m (7'10 x 6'2)

Vinyl floor, low flush WC, pedestal hand wash basin with mixer tap, tiled splashback, shaving point, fitted shower cubicle having a wall mounted electric shower, PVCU double glazed obscured glass window, single radiator, extractor fan, textured and coved ceiling with single light fitting.

Outside

Front Garden

Mainly laid to lawn with various mature shrub, bush and flower borders, off street parking for 4 plus vehicles, fence and wall enclosed, gated access.

Courtyard Annexe Garden

Mainly laid to paving, timber built shed, gated side access.

Carport

Having an up and over door, undercover parking space for further vehicle.

Council Tax

Band E



GROUND FLOOR

1ST FLOOR



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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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