



5 Rusper Road South, Worthing, BN13 1LG
Guide Price £425,000

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An extended two bedroom, two reception room semi detached bungalow located within a sought after road and catchment area of Worthing. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, two double bedrooms, wet room, separate w.c, loft, private driveway, garage, front and rear gardens.

- Extended Semi-Det Bungalow
- Two Double Bedrooms
- Popular Tarring Location
- Private West Rear Garden
- Garage & Driveway
- Double Glazed Windows
- Gas Central Heating
- No Onward Chain





Covered Porch

Double glazed doors leading to the entrance hall.

Entrance Hall

5.72m max x 2.64m max (18'9 max x 8'8 max)

Radiator. Electric meter cupboard. Shelved linen cupboard housing hot water cylinder. Access to loft space.

Lounge

4.78m x 3.40m (15'8 x 11'2)

Fitted gas fire with surround and hearth. TV point. Wall light points. Archway leading to dining room.

Dining Room

3.76m x 3.68m (12'4 x 12'1)

Double aspect room via double glazed windows. Two radiators. Wall light points. Double glazed door and double glazed French doors leading to the rear garden.

Kitchen

4.37m x 2.51m (14'4 x 8'3)

Fitted suite comprising of an inset one and half bowl stainless steel sink unit with mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Part tiled walls. Built in four ring gas hob with extractor and light over. Built in double oven. Spaces for

washing machine and slimline dishwasher. Space for fridge/freezer. Wall mounted Potterton gas fired boiler. Tiled floor. Radiator. Double aspect rooms with double glazed windows. Double glazed door leading to the rear garden.

Bedroom One

3.89m x 3.61m (12'9 x 11'10)

Double glazed window. Radiator. Fitted wardrobes with cupboards above.

Bedroom Two

3.51m x 3.18m (11'6 x 10'5)

Double glazed window. Radiator.

Wet Room/W.C

2.36m x 1.60m (7'9 x 5'3)

Fully tiled walls. Thermostatically controlled shower unit with body jets. WC with enclosed cistern. Wash hand basin with cupboards beneath. Matching cabinet. Heated towel rail. Inset spotlights. Double glazed window. Tiled floor. Extractor fan.

Separate W.C

1.63m x 0.76m (5'4 x 2'6)

WC with enclosed cistern. Double glazed window. Part tiled walls. Radiator.

OUTSIDE

Front Garden

Lawn area with shrub borders. Path leading to gate with side access to the rear garden.

West Facing Rear Garden

Mainly laid to lawn. Patio area and further covered patio area. Vegetable patch. Outside tap. Wooden garden shed. Aluminum greenhouse. Gate giving rear access to parking space. Personal door into garage.

Garage and Parking Space

5.54m x 2.49m (18'2 x 8'2)

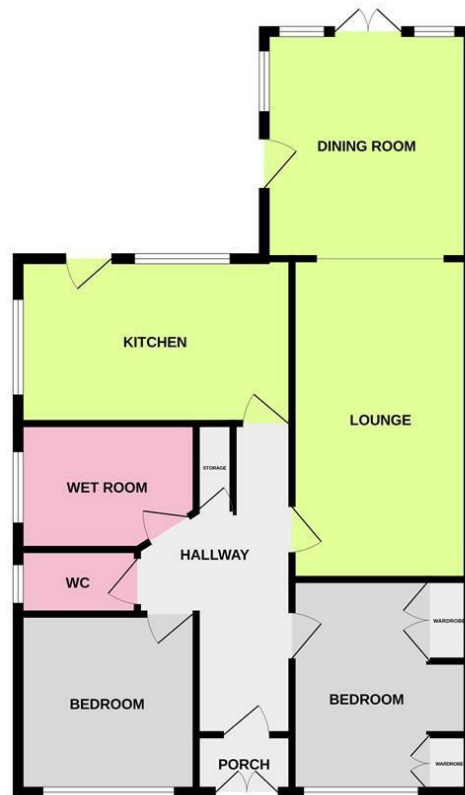
Accessed via Selsey Close. Metal up and over door. Parking space in front of the garage for one vehicle.

Council Tax

Council Tax Band C



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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