



64 Rusper Road South, Tarring, Worthing, BN13 1LP  
Guide Price £600,000

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The property in brief consists of a large entrance hallway, a south aspect lounge with bay windows allowing plenty of natural light to flood in, double doors then lead you into a dining space with sliding doors on to the rear garden, there is an opening into the modern open plan kitchen / breakfast room with breakfast bar and built in appliances, there is also a ground floor home office / bedroom five depending on your personal preference and to complete the ground floor accommodation there is a separate WC with hand wash basin. On the first floor you have a spacious master bedroom with a modern en-suite shower room, three large double bedrooms one of which benefits from a dressing room, there is also a separate family bathroom which again has a modern finish.

Externally there is a large amount of off street parking, detached brick built garage with an up and over door power and lighting, the rear garden has various different areas for seating, a deceptively spacious timber built outbuilding with power and lighting perfect for those summer evenings.

- Detached Family Home
- Four / Five Bedrooms
- Two Reception Rooms
- Luxurious Kitchen / Breakfast Room
- Separate Ground Floor WC
- Home Office
- Dressing Room
- En-Suite To Master Bedroom
- Off Street Parking & Detached Garage
- PVCU Double Glazed & Gas Central Heated Throughout



### **Entrance Hallway**

PVCU double glazed front door, engineered wooden floor, single radiator, various power points, textured ceiling with spotlights, smoke detector.

### **Bay Fronted Lounge**

5.79m x 3.94m (19 x 12'11)

Carpeted floor, two radiators, feature electric fireplace with flame effect, television point, various power points, PVCU double glazed bay window, skimmed ceiling with spotlights and coving, smoke detector, double doors into dining room.

### **Dining Room**

4.01m x 2.57m (13'2 x 8'5)

Carpeted floor, single radiator, skimmed ceiling with single light fitting, smoke detector, coving, various power points, aluminium sliding doors leading out onto rear garden, PVCU double glazed obscured glass window. opening into kitchen / breakfast room.

### **Kitchen / Breakfast Room**

4.47m x 4.88m (14'8 x 16)

Engineered wooden floor, granite work surfaces with cupboards below and matching eye level cupboards, inset one and half bowl sink unit with mixer tap and single drainer, inset Zanussi five ring gas burning hob with extractor fan over, integrated wine cooler, television point, various power points, breakfast bar area with seating for four, integrated Zanussi double oven with microwave oven above, space and provision for fridge freezer, matching integrated washing machine, skimmed ceiling with spotlights, smoke detector, upstanding radiator, access to understairs storage cupboard, heating control panel, stairs to first floor landing.

### **Home Office / Bedroom Five**

2.36m x 2.24m (7'9 x 7'4)

Engineered wooden floor, PVCU double glazed window, single radiator, various power points, textured ceiling with single light fitting.

### **Ground Floor WC**

2.36m x 0.86m (7'9 x 2'10)

Engineered wooden floor, low flush WC, hand wash basin with vanity unit below and mixer tap, wall mounted mirror, PVCU double glazed obscured glass window, textured ceiling with single light fitting.

### **First Floor Landing**

3.66m x 3.12m (12 x 10'3)

Carpeted floor, PVCU double glazed obscured glass window, textured ceiling with spotlights, smoke detector, single radiator, fitted storage cupboard with slatted shelving, various power points, loft hatch access with drop down ladder.

### **Bedroom One**

4.24m x 3.91m (13'11 x 12'10)

Carpeted floor, single radiator, various power points, textured ceiling with spotlights, with double wardrobes with various hanging rails and shelving having a half mirrored front, PVCU double glazed window.

### **En-Suite Shower Room**

2.74m x 1.35m (9 x 4'5)

Laminate flooring, fitted double width shower cubicle having an integrated shower, low flush WC, contemporary hand wash basin with mixer tap, heated towel rail, fully tiled walls, textured ceiling with spotlights and extractor fan.

### **Bedroom Two**

3.76m x 3.07m (12'4 x 10'1)

Carpeted floor, single radiator, two PVCU double glazed windows, textured ceiling with single light fitting, smoke detector, a range of fitted wardrobes with various hanging rails and shelving.

### **Bedroom Three**

4.04m x 2.74m (13'3 x 9)

Carpeted floor, single radiator, two PVCU double glazed window one being obscured glass, various power points, textured ceiling with single ceiling light fitting.

### **Dressing Room**

2.72m x 2.59m (8'11 x 8'6)

Carpeted floor, single radiator, PVCU double glazed window, various power points, textured ceiling with single light fitting, opening into bedroom three.

### **Bedroom Four**

3.61m x 2.21m (11'10 x 7'3)

Carpeted floor, single radiator, various power points, PVCU double glazed window, textured ceiling with single ceiling light fitting, television point, fitted double wardrobe with hanging rail and shelving above.

### **Family Bathroom**

2.59m x 1.65m (8'6 x 5'5)

Laminate flooring, low flush WC, hand wash basin with vanity unit below, wall mounted de-misting mirror, panel enclosed bath with rainforest fall shower above, extractor fan, textured ceiling with spotlights, fully tiled walls, chrome ladder style heated towel rail.

### **Externally**

#### **Front Garden**

Mainly laid to off street parking for approximately 4 plus vehicles, various mature shrub, tree and plant borders, undercover car port area with gated side access, electric vehicle charging point, outside security lighting.

#### **Rear Garden**

Patio area stepping onto large lawned area having various mature shrub and plant borders, raised decked area with electric awning above, green house, spacious timber built log cabin with power, lighting and television point, fence and wall enclosed, outside security lighting.

#### **Brick Built Garage**

Having an up and over door, power and lighting.

#### **Council Tax**

Band E



GROUND FLOOR

1ST 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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