



St. Elmo Road, Worthing, BN14 7EH

£450,000



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Extended Mid Terraced Home
- Four Bedrooms
- Modern Fitted Open Plan Kitchen/Diner
- Well Presented Throughout
- Ground Floor W.C
- Outdoor Bar With Power
- Good School Catchment
- Off Street Parking
- Close To Local Shops, Amenities & Train Station
- Vendor Suited

We are delighted to offer for sale this spacious and well presented extended mid terraced house, situated in the highly sought after Thomas A Becket catchment area close to local shops, amenities, Worthing & West Worthing train stations. The property boasts four bedrooms, a walk in wardrobe/office, contemporary bathroom suite, wrap around open plan kitchen/diner, modern fitted kitchen, ground floor w.c, separate snug, low maintenance rear garden with an outdoor bar with power and off road parking to the front.





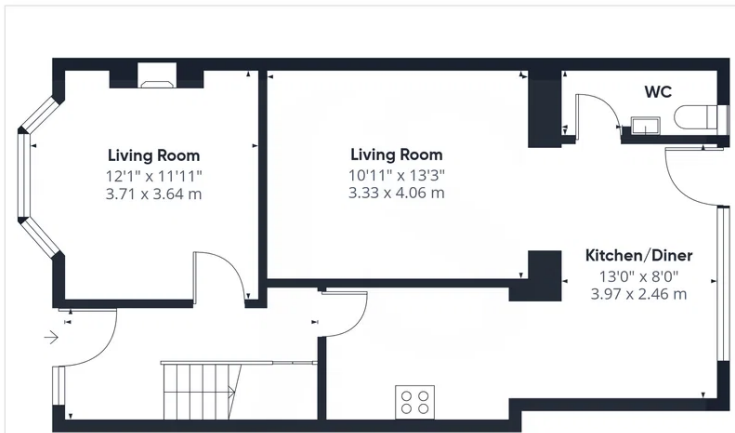
Internal The front door opens into a bright and welcoming entrance hall, setting the tone for the rest of the home. From here, there is access to all ground floor rooms, stairs rising to the first floor, and a useful under-stair storage area. Situated at the front of the property is a separate living room, beautifully enhanced by a west-facing bay window that allows the afternoon sun to pour in, creating a warm and inviting atmosphere. This space is further complemented by stylish wooden shutters and an exposed brick chimney breast housing a log burner, forming a striking focal point. To the rear, the property has been thoughtfully extended to create a spacious wrap-around kitchen/diner. This light-filled area is perfect for both entertaining and everyday living, with ample room for dining as well as an additional reception or seating area. The kitchen itself is fitted with a range of sleek white gloss handleless wall and base units, finished with elegant white fleck quartz worktops for a contemporary look. The ground floor also benefits from a convenient W.C., complete with a toilet and hand wash basin. On the first floor, there are three well-proportioned bedrooms. Two comfortably accommodate large double beds along with additional freestanding furniture, while the third is ideal as a single bedroom or nursery. The family bathroom is fitted with a modern three-piece suite, including a walk-in shower, toilet, and hand wash basin. Occupying the second floor is the impressive principal bedroom, enjoying dual aspect views to both the east and west, with a Juliet balcony adding a touch of charm and allowing natural light to flood the space. Adjoining this room is a versatile additional area, currently arranged as a walk-in wardrobe but equally suited for use as a home office.



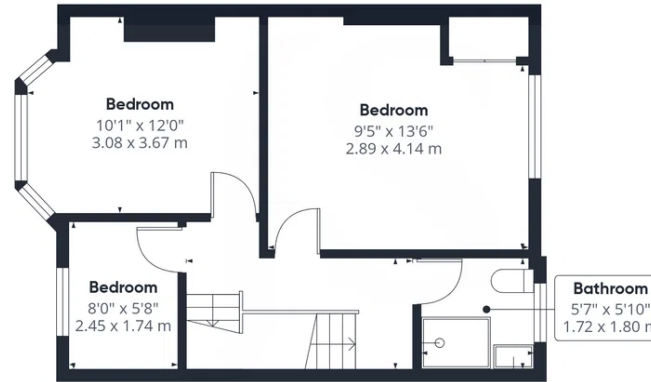
External The front of the property features a block-paved driveway, providing convenient off-road parking via a dropped kerb, with ample additional space for bin storage. To the rear, the east-facing garden has been thoughtfully designed with low-maintenance living in mind. At the top, a raised paved patio offers the ideal setting for outdoor dining, perfectly positioned to enjoy the morning and midday sun, ideal for relaxing or hosting a BBQ. Steps lead down to the main garden area, which is laid with high-quality faux lawn, creating a neat and practical space year-round. A further paved seating area sits beneath a charming wooden pergola, adding both character and a shaded retreat. The true focal point of the garden is the impressive outdoor bar fully fitted with power, double glazing, a built-in bar setup, and ample room to accommodate a large table, making it an excellent space for entertaining family and friends.

Situated 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 less than one mile away. The nearest station is mainline Worthing which is less than 0.5 miles away. Bus services run nearby.

Council Tax Band C



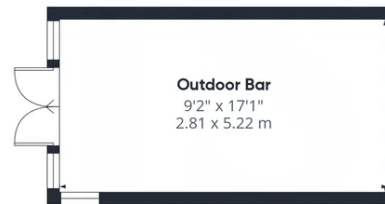
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(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	

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.