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35 Taw Close

, Worthing, BN13 3PQ

Guide price £550,000

Freehold Council Tax Band E

6 2 2 C

Offered for sale for the first time in over 40 years, this impressive and substantial detached family home occupies a particularly generous plot and offers an exceptional amount of living and bedroom accommodation. Having been thoughtfully extended and carefully maintained by the current owners, the property is a wonderful opportunity for a growing family looking for space both inside and out.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall, spacious kitchen/breakfast room with ample space for a family table, generous living room, separate dual aspect dining room and a conservatory overlooking the rear garden. There is also the added benefit of a ground floor shower room.

To the first floor are six well proportioned double bedrooms, providing excellent flexibility for larger families, home working or visiting guests, together with a stylish refitted shower room and separate WC.

Externally, the property really comes into its own, occupying a substantial and well-established plot. To the front is a generous lawned garden and a sweeping block paved driveway providing off-road parking for multiple vehicles, leading to a double length garage.

The rear garden is a particular feature, offering a wonderful amount of outside space with a large established lawn, mature shrubs, fruit trees and vegetable patches. There is also a patio seating area, ideal for entertaining and enjoying the warmer months, together with a summer house.

Having been in the same ownership for over four decades, properties of this size and with a plot of this nature rarely come to the market. Situated in the popular residential setting of Taw Close, the property is conveniently positioned for local shops at Manor Parade, Tesco, David Lloyd health and fitness centre and Durrington-on-Sea railway station, offering convenient connections along the coast and further afield. Regular bus services also serve the surrounding area.

Entrance Hall

Modern Fitted Kitchen/Breakfast Room
17'2 x 11'4 (5.23m x 3.45m)

Spacious Living Room
18'7 x 14'3 (5.66m x 4.34m)

























Conservatory
19" x 9'7 (5.79m x 2.92m)

Dual Aspect Dining Room
12'5 x 8'9 (3.78m x 2.67m)

Shower Room
5'5 x 4'7 (1.65m x 1.40m)

Stairs To First Floor

Bedroom With Fitted Wadrobe
12'5 x 9'9 (3.78m x 2.97m)

Bedroom With Fitted Cupboard
11'8 x 8'2 (3.56m x 2.49m)

Bedroom
12'7 x 8'9 (3.84m x 2.67m)

Bedroom
10'3 x 8'10 (3.12m x 2.69m)

Bedroom
8'3 x 7'2 (2.51m x 2.18m)

Bedroom
9'9 x 7'2 (2.97m x 2.18m)

Modern Fitted Shower Room
5'8 x 5'4 (1.73m x 1.63m)

Seperate W/C

Double Length Garage
21'7 x 8'7 (6.58m x 2.62m)

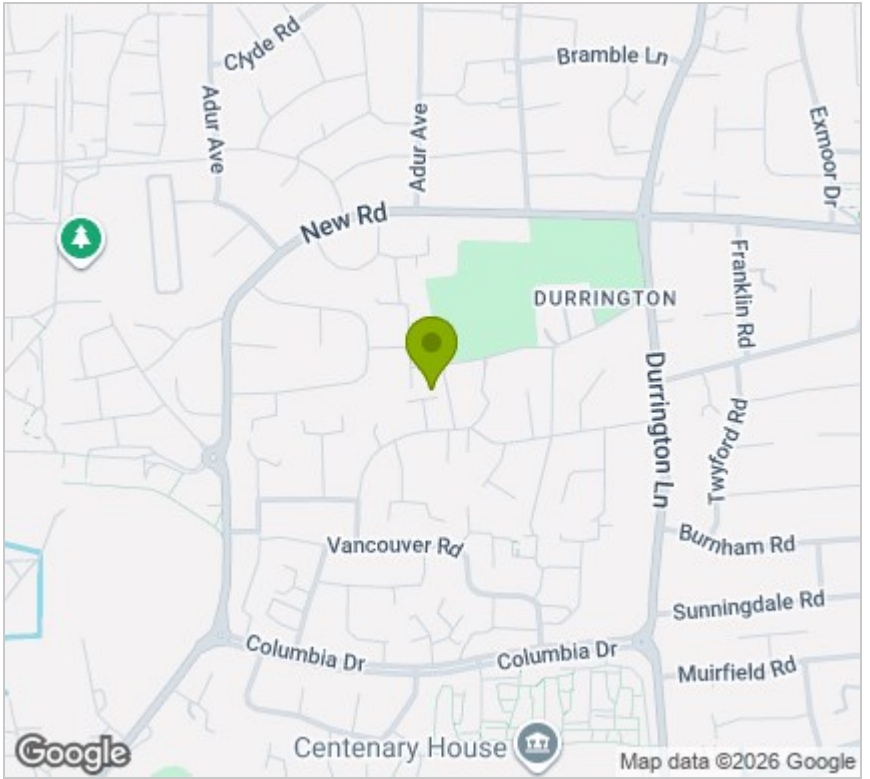
Stunning Gardens

Off Road Parking

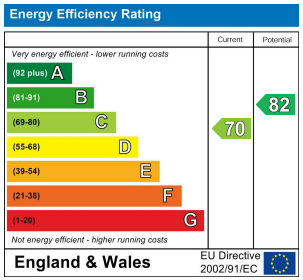
Floor Plan

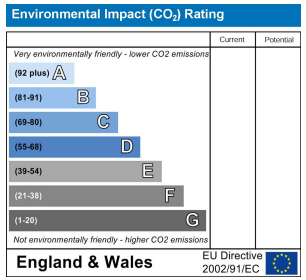


Area Map



Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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