



Terringes Avenue, Worthing, BN13 1JP

£400,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Well Presented Semi Detached House
- Three Bedrooms
- Modern Kitchen/ Dining Room
- Separate Lounge
- Modern Bathroom
- Landscaped Rear Garden
- Off Road Parking
- Garage Storage & Office
- Bus Routes Nearby
- Close To Local Primary & Secondary Schools

We are delighted to present to the market this well presented semi-detached home. The property offers three bedrooms, a separate lounge, modern open plan kitchen and dining area, an extended additional reception room, and a contemporary family bathroom. Further benefits include a garage that has been thoughtfully converted to provide both an office space and storage, a beautifully landscaped rear garden and off road parking.





INTERNAL

The front door opens into an inviting entrance hall with access to all ground floor rooms and useful understairs storage. At the front of the property, the separate lounge features a charming bay window and a fireplace surround, creating a cosy and welcoming space. The modern open plan kitchen and dining area is fitted with a range of wall and base units, complemented by integrated appliances including a fridge/freezer, dishwasher, washing machine, eye level double oven, gas hob, sink with drainer and space for a microwave. There is ample room for a dining table, and bi-fold doors open into the extended reception room, a bright and spacious area with double doors leading out to the rear garden and an additional side door for convenient access. On the first floor, there are three bedrooms, with the primary bedroom featuring a bay window that adds character and natural light. The contemporary family bathroom comprises a bath with overhead shower and glass screen, wash hand basin, and WC.

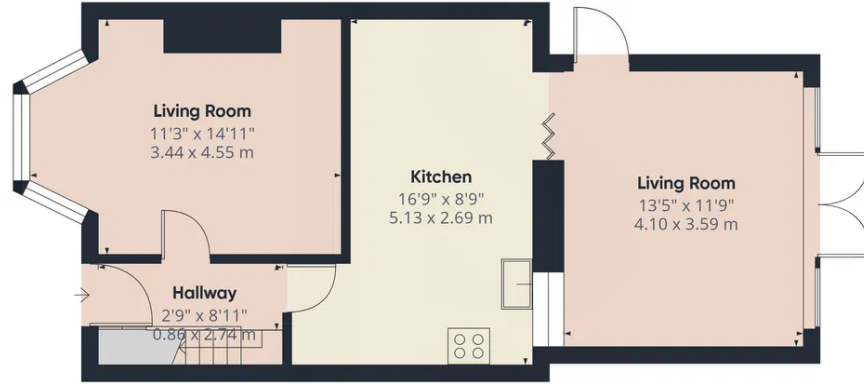
EXTERNAL

To the front of the property, the driveway has been laid with brick paving and a section of shingle, providing ample off road parking. Mature hedging offers a good degree of privacy, and there is access to the garage, which features an electric up and over door. The garage has been thoughtfully divided, with the front section used for storage and the rear section currently serving as a home office. The rear garden has been beautifully landscaped and designed for both relaxation and recreation. It features two patio areas, including a raised patio at the rear, ideal for outdoor seating and entertaining. There is also a section laid with woodchip, perfect for a children's play area, along with timber sleepers and established planting that add charm and character to the space.

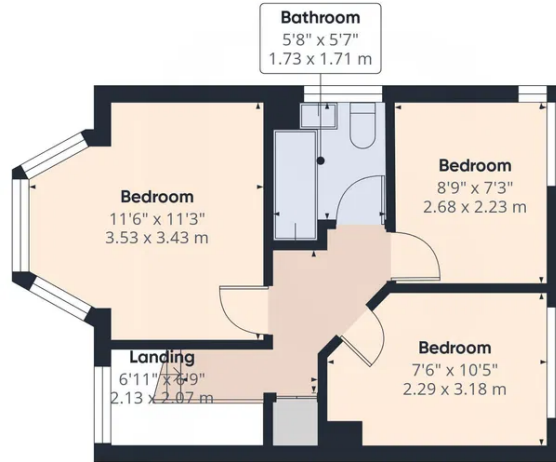
SITUATED

Located in the popular residential area of Tarring, the property enjoys easy access to a range of local amenities found in both Tarring Village and the Strand Parade, each approximately half a mile away. Convenient bus routes run along Terringes Avenue, while Worthing town centre, offering comprehensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities, is situated around two miles from the property. For commuters, Durrington-on-Sea railway station is approximately three quarters of a mile away. Local primary and secondary schools are located within easy reach.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
859 ft²
79.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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.