



Lindum Road, Worthing, BN13

Guide Price **£535,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Detached Bungalow
- Three Bedrooms
- Bathroom & En Suite
- Kitchen/ living/ Dining Space
- Living Room
- Off Road Parking
- West Facing Rear Garden
- Garage
- Close To Local Bus Routes
- Chain Free

We are delighted to present to the market this beautifully presented and extended detached bungalow, offering spacious and versatile accommodation throughout. The property features three well-proportioned bedrooms, a separate lounge, and a superb open-plan kitchen/dining/living space ideal for modern living and entertaining. There is also a family bathroom and an en suite shower room to the primary bedroom. Externally, the property occupies a generous plot with attractive front and rear gardens, ample off-road parking and a garage. The property is offered to the market chain free.





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INTERNAL

The front door opens into a welcoming entrance hall providing access to all rooms. There are two generously sized storage cupboards and loft access via a hatch. The property benefits from a separate lounge featuring dual aspect windows, a working gas fireplace with decorative surround, and double doors leading into the extended kitchen/dining/living area. The kitchen can also be accessed directly from the entrance hall. The kitchen is fitted with a range of wall and base units, a sink with drainer, an integrated dishwasher, and space for appliances, which will remain at the property. A breakfast bar provides additional seating and preparation space. The kitchen opens into the spacious dining and living area, offering ample room for entertaining and family living. Double doors lead out to the rear garden. From this space there is also access to a separate WC and a door providing direct access to the garage. The property offers three bedrooms, with the primary bedroom benefitting from fitted wardrobes and an en suite shower room. The en suite comprises a walk-in shower, wash hand basin, and WC. The family bathroom is fitted with a bath with shower over, wash hand basin, and WC.

EXTERNAL

The property is set on a generous plot and benefits from ample off-road parking to the front. The garage can be accessed via an up-and-over door, with an additional personal door providing direct access. There is also side access to the rear garden from both sides of the house. To the front, the garden features well-established hedges, a section laid to lawn, and mature planted borders. The rear garden offers a patio area ideal for outdoor seating and entertaining, with the remainder mainly laid to lawn and a pathway leading through. The garden is complemented by established trees, hedges and flower beds, along with a covered seating area and a tucked-away space perfect for a compost area.

SITUATED

Situated in the sought-after Tarring area, the property benefits from convenient access to local shops and amenities available in Tarring Village. It also falls within the popular Thomas A Becket School catchment area. The development is approximately one mile from West Worthing railway station and around 0.5 miles from Tarring Village centre. The A27 can be reached



Whilst we endeavour to make out 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.