

Rusper Road South, Worthing, BN13

Offers Over **£440,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Extended Semi Detached Chalet
- Three Bedrooms
- Ground Floor Bathroom & Ensuite Shower Room
- Open Plan Kitchen/ Dining Space
- Good Size Rear Garden
- Off Road Parking
- Garage
- Close To Local Primary & High Schools

We are delighted to present this extended semi-detached chalet, offering well balanced and versatile living space in a sought-after location. The property comprises three bedrooms, including a main bedroom with en-suite shower room, a family bathroom, spacious open-plan kitchen/diner, perfect for entertaining and a bright west-facing lounge that enjoys the afternoon sun. Externally, the home benefits from a secluded rear garden, ideal for relaxing or entertaining outdoors, along with a garage and off-road parking.





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INTERNAL

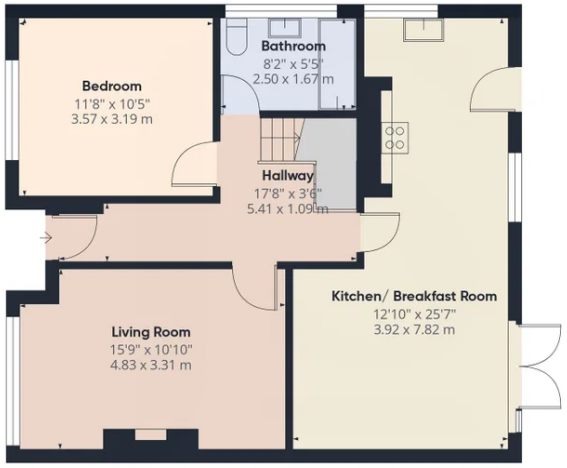
A front door opens into a welcoming entrance hall, providing access to the ground floor rooms and an understairs storage cupboard. At the front of the property is a ground floor bedroom, along with a separate lounge featuring attractive parquet flooring and a fireplace insert. To the rear of the home is a spacious open-plan kitchen, dining, and living area. This versatile space includes doors opening out to the rear garden, ample room for a dining table and chairs and a well-appointed kitchen. The kitchen is fitted with a range of wall and base units, an integrated fridge/freezer, built-in oven, five-ring gas hob, integrated dishwasher, sink with drainer and space for a washing machine. An additional door also leads directly to the rear garden. The ground floor bathroom is fitted with a WC, wash hand basin with storage below, bath with glass screen, and an overhead shower. Upstairs, the first floor offers two further bedrooms. The primary bedroom enjoys the added benefit of an en suite shower room.

EXTERNAL

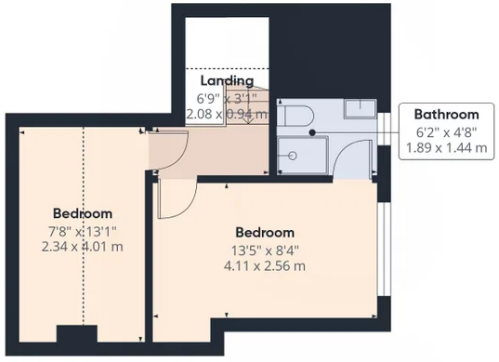
To the front of the property, there is ample off-road parking leading to the garage, alongside a lawned area bordered by established shrubs. A side gate provides access to the rear garden, which is mainly laid to lawn and features a raised decked area,ideal for outdoor entertaining. Well established hedging surrounds the garden, offering a high degree of privacy. The rear garden offering sun throughout the day creating a variety of different areas to sit.

SITUATED

in the sought after Tarring area with local shops being available at Tarring village. The property also falls within the popular Thomas A Becket School catchment area. The development is approximately 1 mile from West Worthing station and 0.5 miles from Tarring village centre. The A27 is within a few minutes' drive and main bus routes run along close by Littlehampton Road. Worthing town centre is approximately 2 miles away and offers a range of amenities such as restaurants, theatres, cinemas and leisure facilities.



Ground Floor



Floor 1

Approximate total area(1)

972 ft²

90.3 m²

Reduced headroom

48 ft²

4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

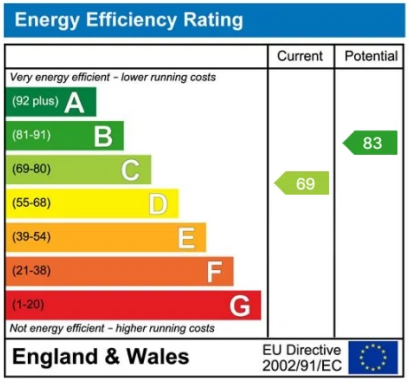
..... Below 5 ft/1.5 m

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

GIRAFFE360







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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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