

Rusper Road South, Worthing, BN13

£425,000

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- End of Terrace House
- Four Bedrooms
- Two Reception Rooms
- Kitchen With Utility Room
- Ground Floor Office & Ground Floor Cloakroom
- Modern Bathroom
- Private Rear Garden
- Garage in Compound
- Close To Local Primary & Secondary Schools
- Local Shopping Facilities Nearby

We are pleased to offer to the market this well presented end of terrace house, offering spacious and versatile accommodation throughout. The property features four bedrooms, two reception rooms, a fitted kitchen with separate utility room, a modern bathroom, ground floor cloakroom and a useful home office. Further benefits include a private rear garden and a garage located within a nearby compound. Situated in a popular residential area, the property is conveniently positioned close to a range of local amenities and well regarded primary and secondary schools.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground floor accommodation and useful understairs storage. Positioned to the front of the property is a home office, alongside a convenient ground floor cloakroom. The living room is a generous size and features an attractive bay window, along with a serving hatch through to the kitchen. To the rear is a second reception room, currently arranged as a dining room, with a door opening directly onto the rear garden and further access into the fitted kitchen. The kitchen is fitted with a range of wall and base units and includes a fitted oven, electric hob, sink and drainer, with space provided for a dishwasher and fridge/freezer. An opening leads through to the separate utility room, which provides space and plumbing for a washing machine and tumble dryer, together with a door giving direct access to the rear garden. On the first floor, there are four bedrooms. The main bedroom is a particularly good size and benefits from fitted wardrobes, while the second bedroom, positioned to the rear, also features a fitted wardrobe. Two further bedrooms complete the sleeping accommodation, one positioned to the front and the other overlooking the rear. The bathroom has been recently refitted to a modern standard and comprises a walk-in shower, wash hand basin with fitted storage and WC.

EXTERNAL

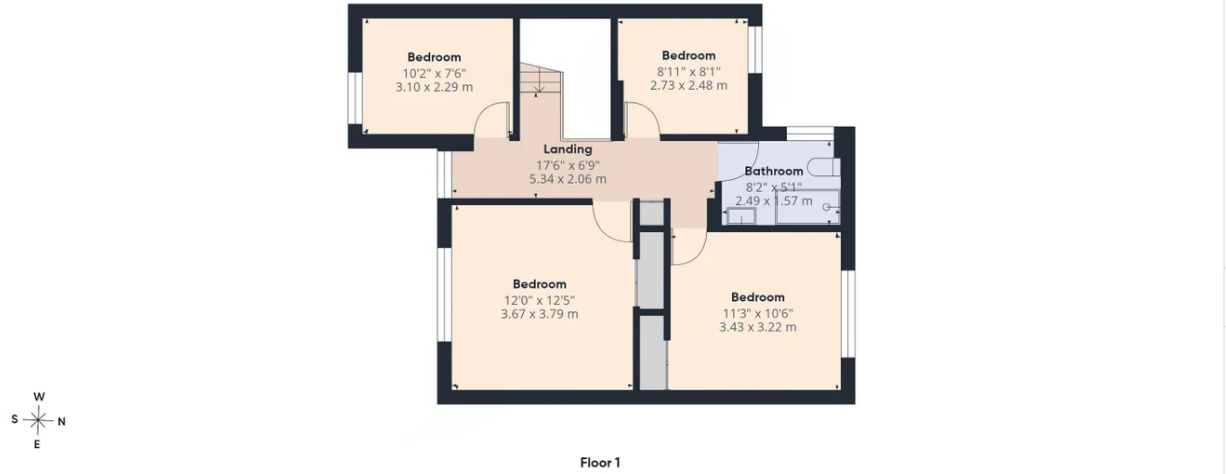
To the front of the property, a pathway leads to the front door, with areas laid to lawn on either side and established hedging providing a good degree of privacy. A timber gate provides convenient side access to the rear garden. The rear garden is predominantly paved, creating a low-maintenance outdoor space with ample room for outdoor furniture and entertaining. There are established flower beds and a useful brick-built storage shed. A garage is also located within a nearby compound.

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 property 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



Ground Floor



Floor 1

Approximate total area(1)

1183 ft²

109.9 m²

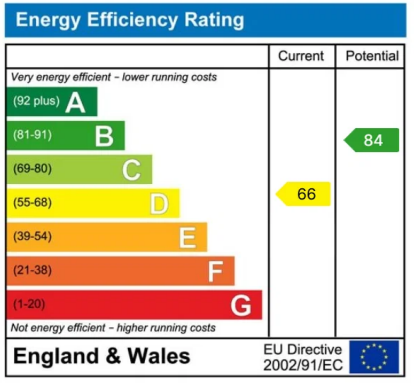
(1) Excluding balconies and terraces

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

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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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