



**Terringes Avenue, Worthing, BN13**

Guide Price **£485,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Extended Semi Detached Chalet
- Four Bedrooms
- Modern Fitted Kitchen/ Breakfast Room
- Two Bathrooms
- Living Room
- Conservatory
- Off Road Parking With EV Charger
- Rear Garden
- Close To Local Primary & Secondary Schools
- Close To Local Transport Links

We are delighted to bring to the market this extended and well-presented semi-detached chalet bungalow, ideally situated in a popular residential area close to local schools and shopping facilities. The accommodation offers four bedrooms, a spacious living room, a modern kitchen/breakfast room, two bathrooms, and a conservatory overlooking the rear garden. Further benefits include off-road parking and a private rear garden, making this an ideal family home.





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### **INTERNAL**

The front door opens into a welcoming entrance hall, providing access to all ground floor accommodation. To the front of the property is a separate living room, offering ample space for furnishings and featuring fitted shutters. Also positioned at the front is a generous double bedroom with fitted shutters. The modern ground floor bathroom comprises a panel enclosed bath with shower over and glass screen, wash hand basin with storage below, mirror cabinet, and WC. To the rear of the property is a stylish re-fitted kitchen/breakfast room, fitted with a range of matching wall and base units, an integrated dishwasher, butler sink, freestanding Rangemaster-style oven with extractor hood over and space for an American-style fridge/freezer. A breakfast bar provides additional seating space, while two useful storage cupboards offer excellent practicality. Stairs rise to the first floor, and the kitchen opens into the conservatory. The conservatory benefits from fitted units incorporating an integrated washing machine, tumble dryer, and additional storage cupboards, creating a versatile utility space overlooking the garden. On the first floor there are three bedrooms and a modern shower room, fitted with a corner shower cubicle, wash hand basin and WC.

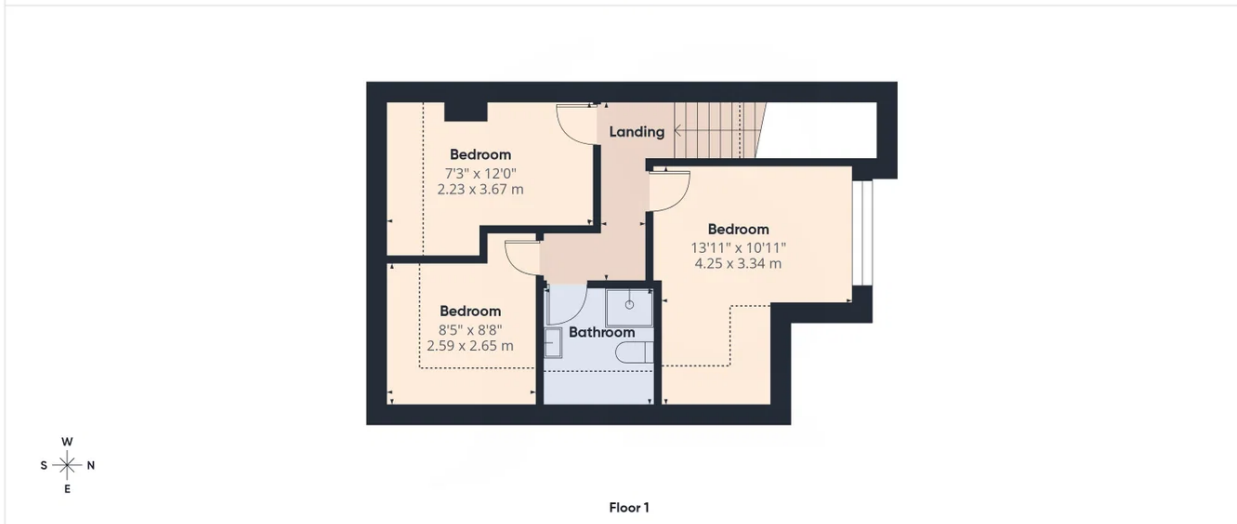
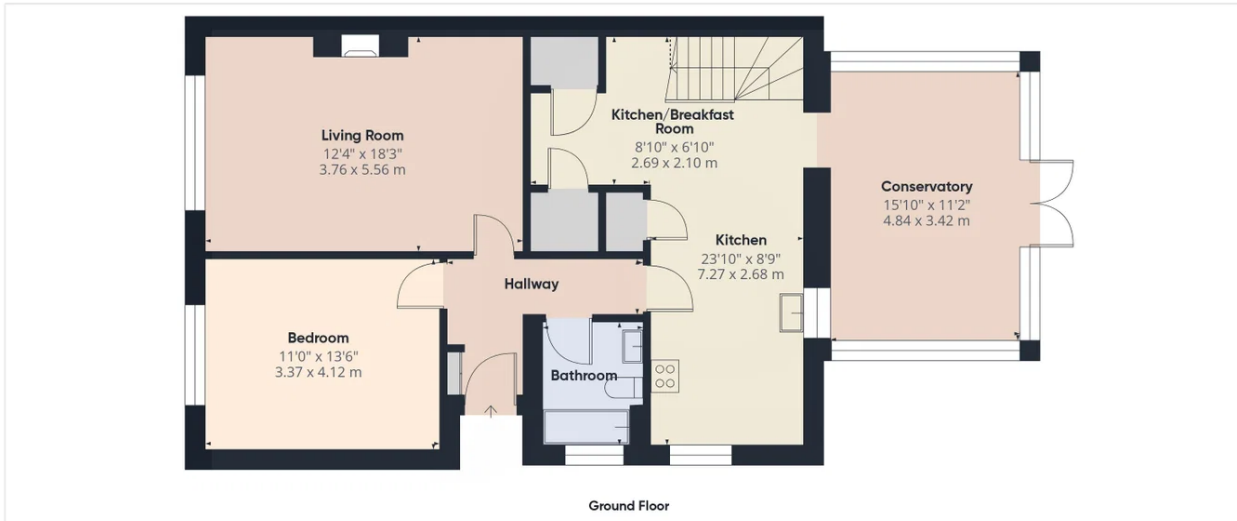
### **EXTERNAL**

To the front of the property there is ample off-road parking, together with the added benefit of an EV charging point. Established hedging provides a good degree of privacy, while a timber gate offers side access to the rear garden. The rear garden is predominantly laid to lawn and features a patio area, ideal for outdoor dining and entertaining. To the rear of the garden is a timber shed with a raised patio area, complemented by a variety of established plants and shrubs.

### **SITUATED**

in the sought-after residential area of Tarring, this property benefits from convenient access to a wide range of local amenities in Tarring Village each located within approximately half a mile. Regular bus services operate along Terringes Avenue, providing easy connections to surrounding areas. Worthing town centre, with its extensive selection of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is approx. two miles away. For commuters, Durrington-on-Sea railway station is situated around 0.9 miles away and West Worthing Railway Station only 1 mile away from the property. A selection of well-regarded primary and secondary schools can also be found nearby.





**Approximate total area<sup>(1)</sup>**  
1328 ft<sup>2</sup>  
123.2 m<sup>2</sup>

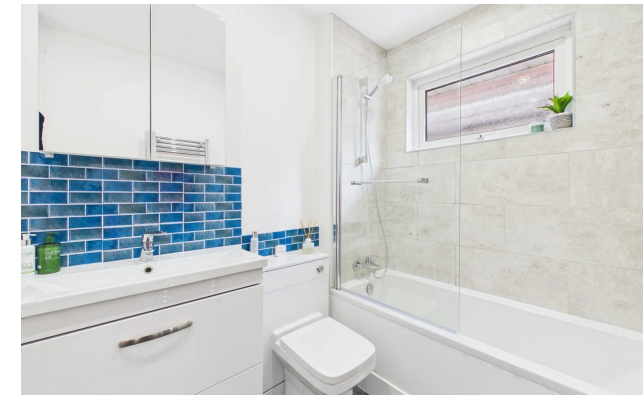
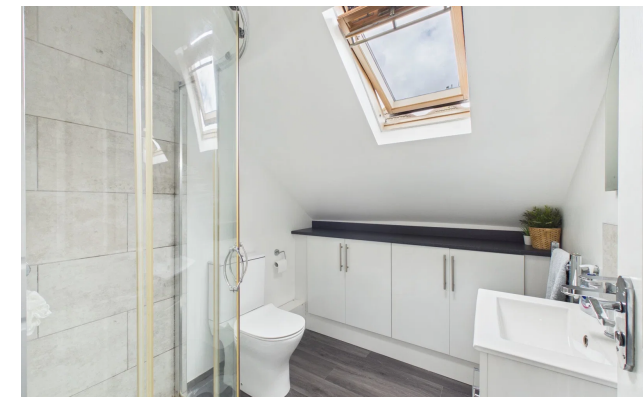
**Reduced headroom**  
105 ft<sup>2</sup>  
9.8 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.