



**Steeple View, Worthing, BN13**  
**£500,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** E

- Detached House
- Four Bedrooms
- Modern Fitted Kitchen & Dining Room
- Separate Lounge
- Ground Floor WC
- Bathroom & En Suite Shower Room
- Solar Panels & Battery & EV Charger EPC Rating A
- South Facing Rear Garden
- Garage & Off Road Parking
- Close To Local Primary & Secondary Schools

We are delighted to offer to the market this beautifully presented four bedroom family home, offering spacious and well appointed accommodation throughout. The property features an impressive 24ft kitchen/dining room, south facing lounge, en suite and a modern family bathroom. Further benefits include a landscaped south facing rear garden, garage, off road parking for up to four vehicles and a recently installed solar PV system with battery storage and EV charging point.





## INTERNAL

The front door opens into a welcoming entrance hall with access to the ground floor rooms and stairs leading to the first floor. The property features a useful ground floor WC and a bright, south-facing lounge with French doors opening directly onto the rear garden. The lounge also benefits from fitted shelving with an inset electric flame effect fire, creating an attractive focal point. A particular feature of the property is the impressive 24ft kitchen/dining room, fitted with a range of stylish contemporary wall and base units and integrated appliances. There is a breakfast bar, ample space for a dining table and chairs, and plenty of room for everyday family living and entertaining. A door provides access to the side of the property. On the first floor there are four bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes incorporating a fitted vanity area, along with a modern en-suite shower room with WC. There are three further bedrooms, while the family bathroom is beautifully appointed with a bath and shower over.

## EXTERNAL

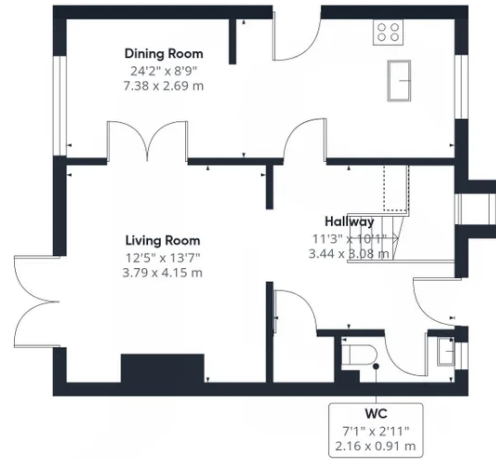
Outside, the property benefits from a landscaped south facing rear garden, offering a secluded and low maintenance space ideal for relaxing and entertaining. To the front, a brick inlay driveway provides off road parking for up to four vehicles and leads to the garage. The front is enclosed by fencing with gated access, creating a good degree of privacy and security. The garage benefits from an up and over door, with additional personal door access from the rear garden.

## SITUATED

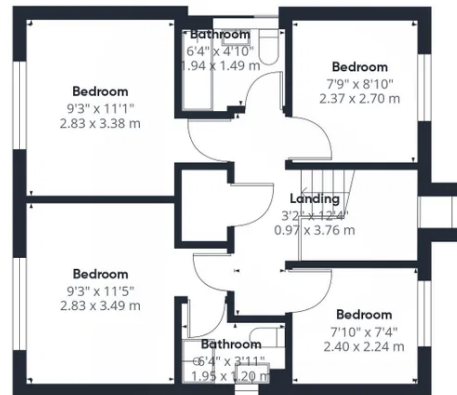
Situated in the sought-after Tarring area, the property is ideally positioned within easy reach of local shops, parks and everyday amenities. A range of popular schools are within walking distance, including Thomas A Becket Infant and Junior Schools, with Durrington High School and Worthing High School also nearby. West Worthing mainline railway station is approximately 0.7 miles away, providing convenient links towards Brighton, London and surrounding areas. Worthing town centre is approximately 1.6 miles away and offers a comprehensive range of shops, restaurants, pubs, cinemas, theatres and leisure facilities. Regular bus services also operate nearby, providing easy access across Worthing and the surrounding areas.

A particular benefit of the property is the recently installed high specification solar PV system with battery storage and EV charging point. The system is currently achieving approximately 62% energy self-sufficiency, helping to significantly reduce electricity usage from the grid and ongoing energy costs.

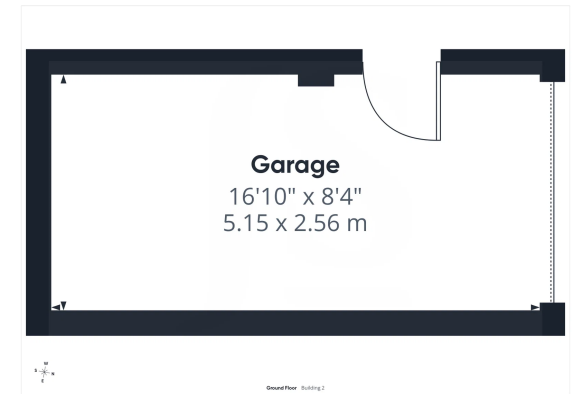




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          | 96      | 100                     |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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 |         |                         |
| 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.