



**Haynes Road, Worthing, BN14 7JY**

**£450,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Semi Detached Family House
- Three Bedrooms
- Two Reception Rooms
- Scope For Extension (Subject To Permission)
- Well Presented Throughout
- Highly Sought After Tarring Location
- Substantial Rear Garden
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

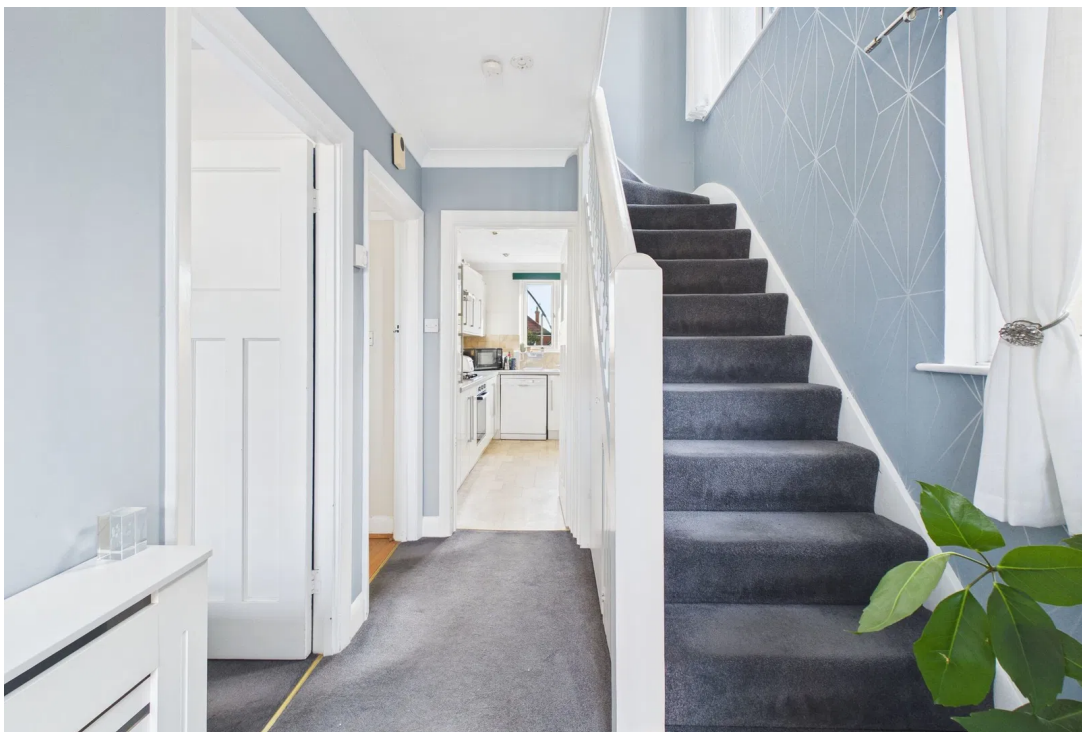
We are delighted to offer for sale this spacious and charming semi detached house, situated in the highly sought after location of Tarring close to local shops, amenities & mainline train station. The property boasts three generously sized bedrooms, two separate reception rooms, fitted kitchen & bathroom, substantial rear garden and sold with no ongoing chain.





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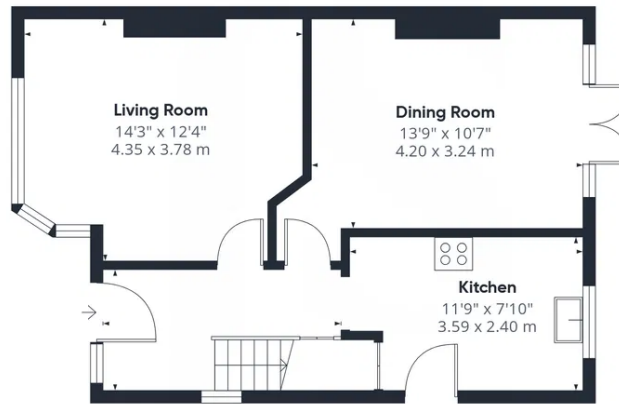
**Internal** The covered front entrance leads into a welcoming hallway providing entry to each ground floor area, stairs ascending to the upper level, and useful storage beneath the staircase. Positioned at the front of the home, the bay-fronted lounge enjoys a west-facing aspect, allowing natural sunlight to flood the space and create a bright, airy atmosphere throughout the year. Next to this is a well-proportioned dining area measuring 13'9" x 10'7", easily accommodating a large family dining table. French doors open directly onto the established rear garden, offering a pleasant outlook and convenient access to outdoor space. Running alongside is the kitchen, fitted with a range of white gloss base and wall cabinetry, along with designated areas and connections for several household appliances. Upstairs, the accommodation includes three well-proportioned sleeping quarters. The two larger bedrooms sit at the front and rear of the property, measuring 12'0" x 11'5" and 11'9" x 10'9", each providing ample space for a double bed together with additional freestanding furnishings. The remaining bedroom serves as a comfortable single. The bathroom features a three-piece suite comprising a bathtub, corner shower enclosure, and wash basin, while a separate W.C. is conveniently positioned nearby.



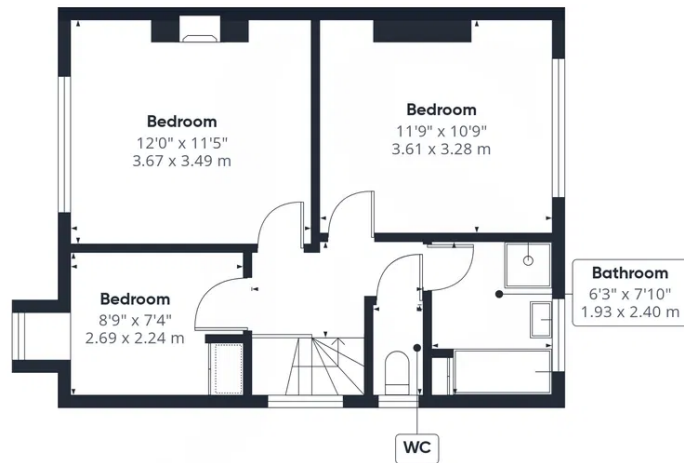
**External** The generous rear garden faces east and has been thoughtfully cultivated over the years to create a beautiful and private outdoor retreat. Most of the garden is laid to lawn, bordered by well-established planting along each boundary, while a large decked patio at the far end provides an ideal space for seating and entertaining.

**Situated** In a quiet residential area of Tarring and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9km away. The nearest station is mainline Worthing which is approximately 0.6km away. Bus services run nearby.

**Council Tax Band C**



Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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.