

Robert
Luff & Co

Wiston Avenue, Worthing

Freehold - Guide Price £450,000



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TBC





Guide Price ** £450,000 - £460,000 **

We are pleased to offer to the market this well-presented and spacious two double bedroom detached bungalow, situated in the heart of Tarring. The property is ideally located within close proximity to local shops, park, bus routes, and the mainline station, making it a highly convenient and desirable place to live.

Upon entering the property, you are welcomed into an inner porch leading through to a spacious hallway. From here, there is access to the principal rooms, including the master bedroom, which offers ample space for bedroom furniture.

Off the hallway is a cosy yet spacious lounge, which could also be used as a lounge/diner if desired. The room benefits from a bay window overlooking the front garden, along with additional side windows, allowing for plenty of natural light and creating a bright and airy feel.

To the rear of the property is a flexible dining room or potential third bedroom, depending on individual requirements, with a double-glazed door providing direct access to the garden. There is also a further smaller double bedroom enjoying pleasant views over the rear garden.

The property benefits from a fitted shower room with tiled flooring, as well as a separate WC. The kitchen is fitted with a range of wall and base units and offers space for a dishwasher, fridge/freezer, washing machine, and other appliances. It also includes a built-in electric oven with a four-ring induction hob, a one-and-a-half stainless steel sink with drainer, and a door leading out to the driveway.

Externally, the rear garden is private and enclosed by brick walls, mainly laid to lawn. There is also a single garage with an up-and-over door, power, and a side door providing access into the garden.

This chain-free property is situated in a popular residential location and offers excellent potential for extension, either to the rear or into the loft, subject to the necessary planning permissions.

Key Features

- Spacious two double bedroom detached bungalow
- Situated in the heart of Tarring
- Potential third bedroom or dining room
- Bright and airy lounge with bay window
- Fitted shower room plus separate WC
- Modern fitted kitchen with built-in appliances
- Private enclosed rear garden mainly laid to lawn
- Single garage with power and side access
- Excellent potential to extend (STPP)
- Council Tax Band D | EPC Rating TBC



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Floor Plan Wiston Avenue



Total area: approx. 87.9 sq. metres (945.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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