

NUTBOURNE ROAD

WORTHING





KENDRICK PROPERTY SERVICES



Located in the ever-popular Tarring area, this impressive five/ four bedroom detached home combines character features with stylish modern finishes, offering well-balanced accommodation ideal for family living. A notable addition is the superb garden room installed in recently, providing valuable extra space. An enclosed porch leads into a spacious entrance hall with attractive herringbone-style flooring and useful understairs storage. The elegant bay-fronted lounge/ bedroom is bright and welcoming, centred around a feature fireplace. A further bay-fronted room on the ground floor serves as a versatile fourth bedroom, guest room, or home office.

To the rear, the property opens into a contemporary open-plan kitchen and dining space—the true heart of the home. Fitted with sleek cabinetry, generous work surfaces, integrated appliances, and a central island with breakfast seating, it offers an ideal setting for both everyday life and entertaining. A modern cloakroom and separate utility area complete the ground floor. Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and a stylish en suite shower room. The remaining bedrooms are generously sized and served by a beautifully appointed family bathroom. Externally, the rear garden is mainly laid to lawn with a generous patio area perfect for outdoor dining. A recently constructed outbuilding, currently used as a games room, adds further flexibility. To the front, ample driveway parking and a detached garage provide excellent practicality. A beautifully presented and versatile home in a highly desirable location.



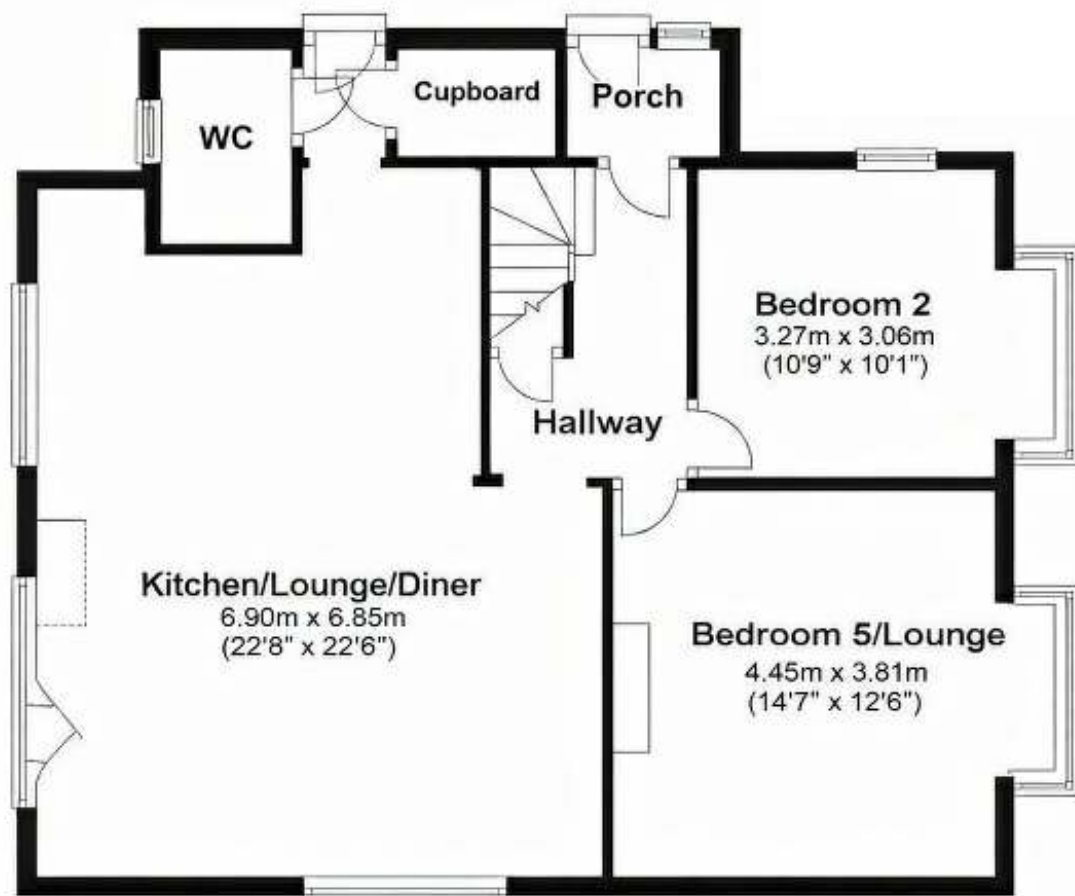




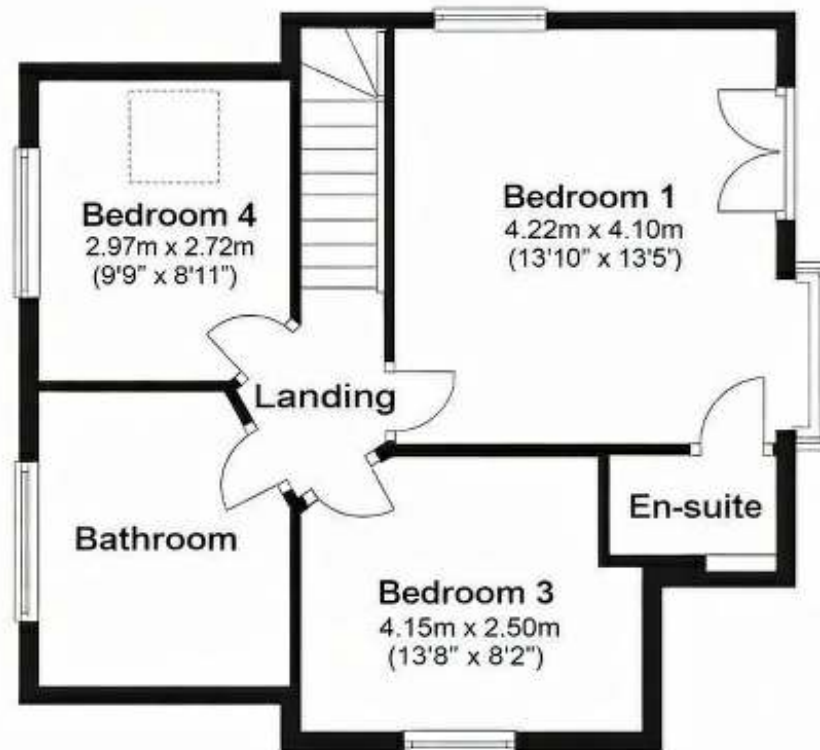
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Ground Floor



First Floor

Total area: approx. 134.5 sq. metres (1448.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.



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A. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.

B. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

C. All measurements are approximate.