



29 Ely Road, Worthing, BN13
£495,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached Extended House
- Four Bedrooms
- Modern Kitchen/ Breakfast Room
- Separate Lounge & Second Reception Rooms
- Ground Floor Shower Room & Two Ground Floor WC's
- En Suite Shower Room & Guest Bathroom
- West Facing Rear Garden
- Integral Garage
- Off Road Parking
- Chain Free

We are delighted to bring to the market this well-presented, extended, detached family home, offered for sale with no onward chain. The property features four well-proportioned bedrooms, two spacious reception rooms, and a modern open-plan kitchen/dining room, ideal for family living and entertaining. The ground floor also benefits from a wet room and separate WC, while upstairs you'll find an en-suite to the principal bedroom, a family bathroom, and an additional separate WC. Externally, the property boasts a west-facing rear garden, an integral garage, and off-road parking.





INTERNAL

The front door opens into a welcoming entrance hall, which leads through to the spacious lounge. This inviting reception room features an attractive open fireplace with a decorative surround and provides access to the ground floor WC, the modern fitted kitchen, and the second reception room via double doors. Stairs also rise to the first floor. The contemporary kitchen is fitted with a range of sleek white wall and base units, complemented by an integrated double oven, electric hob, sink with drainer, breakfast bar, and integrated washing machine. The kitchen flows seamlessly into a generous dining area, offering ample space for a table and chairs, with a large window overlooking the rear garden and a door providing direct access outside. A further door from the kitchen leads to the ground floor wet room and a side entrance. The versatile ground floor wet room also provides access to the rear garden, a second ground floor WC, and the integral garage, making it ideal for busy family life. Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from built-in mirrored wardrobes and a stylish en-suite shower room, complete with a walk-in shower, vanity unit with wash hand basin and storage drawers, and WC. Bedroom two also features fitted mirrored wardrobes, while the remaining bedrooms offer flexible accommodation for family members, guests, or those working from home. The family bathroom is fitted with a bath with shower over and a glass shower screen, along with a modern vanity unit incorporating a wash hand basin and storage drawers. The separate WC is conveniently located adjacent to the bathroom.

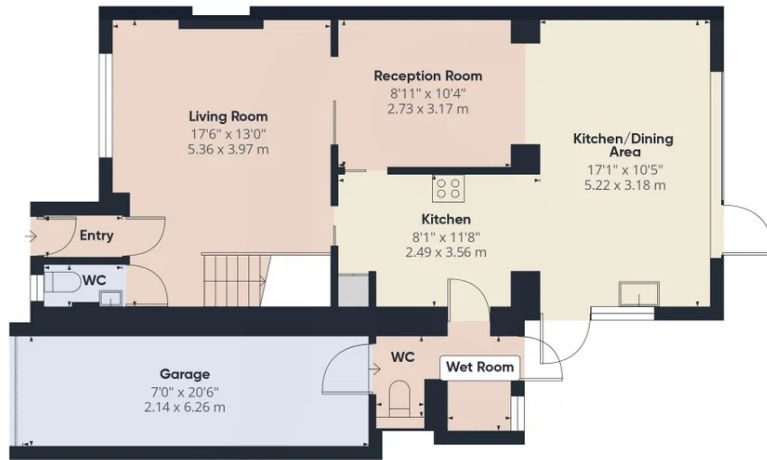
EXTERNAL

To the front of the property, there is off-road parking leading to the integral garage, which benefits from power and an up-and-over door. The front garden is mainly laid to lawn, with mature planting and convenient side access to the rear. The west-facing rear garden provides a wonderful space to relax and entertain, featuring a patio area, a generous lawn, and a variety of well-established trees, plants, and shrubs, creating an attractive and private outdoor setting.

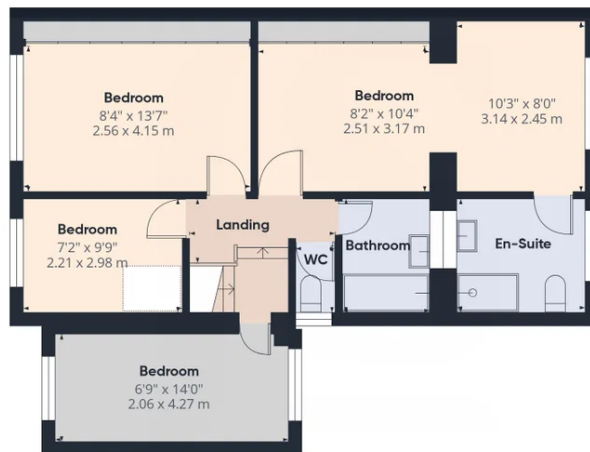
SITUATED

Situated in the highly sought-after area of Tarring, this fantastic family home falls within the popular Thomas A Becket school catchment area and is just a short stroll from Tarring Park. A range of local shops, cafés, and everyday amenities can be found on South Street, approximately 0.5 miles away, while Worthing town centre, with its wider selection of shopping, restaurants, and leisure facilities, is around 1 mile from the property. For those commuting, West Worthing railway station is approximately 0.5 miles away, offering convenient rail links along the coast and to London.





Ground Floor



Floor 1

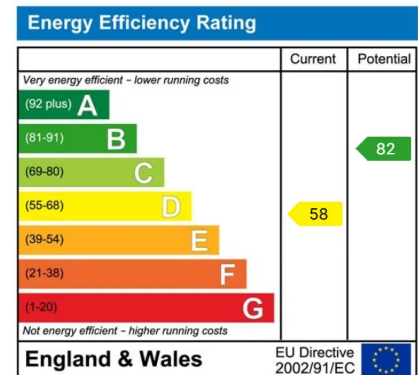


Approximate total area⁰¹
1419 ft²
131.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make out 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.