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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



35 Tavy Road

West Durrington, Worthing, BN13 3PG

Offers over £350,000

Freehold Council Tax Band C



Situated on a substantial corner plot in the heart of the ever-popular West Durrington area, this well-presented three-bedroom family home is offered for sale chain free and presents an excellent opportunity for a variety of buyers seeking generous accommodation, ample outdoor space and a convenient location close to local amenities.

The accommodation is thoughtfully arranged and begins with a spacious entrance porch, providing a practical welcome to the home. From here, you are led into a bright and spacious open-plan lounge/dining room, creating an ideal environment for both everyday family living and entertaining guests. Large windows allow natural light to flood the space, enhancing the welcoming atmosphere throughout. The fitted kitchen offers a range of storage and workspace, with views over the rear garden and direct access outside.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation and flexibility for growing families, those working from home or visiting guests. The bedrooms are served by a modern family bathroom, fitted with contemporary fixtures and finished to a good standard.

Externally, the property truly comes into its own. Occupying a generous corner position, the landscaped rear garden extends to two sides of the home and provides a wonderful outdoor space for relaxation and recreation. Predominantly laid to lawn, the garden is complemented by mature shrub borders, creating a pleasant and private setting. There is also a patio area, ideal for al fresco dining during the warmer months, together with a decked seating area that offers the perfect spot to enjoy the afternoon and evening sunshine.

Further benefits include gas-fired central heating, double glazing, off-road parking and a garage, providing excellent storage and parking solutions.

The property is located within the sought-after Fleetwing development in West Durrington, with everyday shopping facilities available nearby at the Tesco Superstore





Entrance porch
8'0 x 5'0 (2.44m x 1.52m)

Open plan lounge/diner
14'6 x 20'0 (4.42m x 6.10m)

Fitted kitchen
10'0 x 7'0 (3.05m x 2.13m)

First floor landing with access to
loft space

Bedroom one
11'5 x 10'6 (3.48m x 3.20m)

Bedroom two
12'8 x 7'8 (3.86m x 2.34m)

Bedroom three
9'1 x 7'2 (2.77m x 2.18m)

Family bathroom
6'6 x 6'2 (1.98m x 1.88m)

Off road parking

Integrated garage
15'5 x 9'1 (4.70m x 2.77m)

Large garden



Floor Plan



Viewing

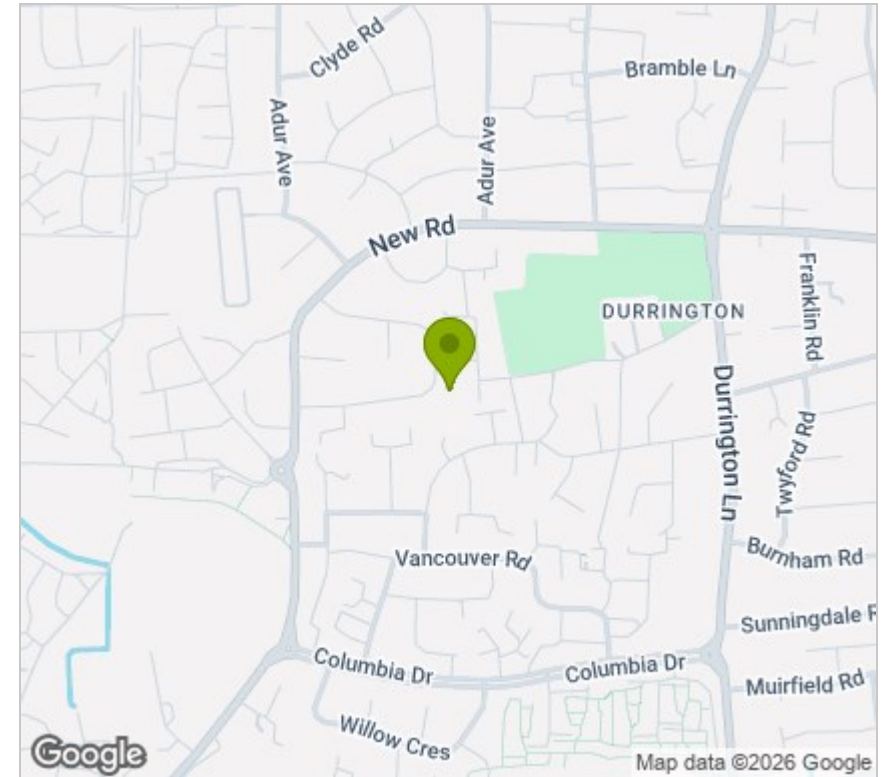
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

