



Wiston Avenue, Worthing, BN14 7PT

Offers Over **£400,000**



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi Detached Bungalow
- Two Double Bedrooms
- South Facing Reception Room
- Well Presented Throughout
- Contemporary Bathroom Suite
- Utility Room
- Substantial Rear Garden
- Garage & Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- Popular Tarring Location

We are delighted to offer for sale this well presented and rarely available semi detached bungalow, situated in the highly sought after Tarring location close to local shops, schools and mainline train station. The property boasts two double bedrooms, south facing bay fronted living room, fitted kitchen with access to the rear sun room, contemporary bathroom suite, utility space, substantial rear garden with a garage and off road parking to the rear.





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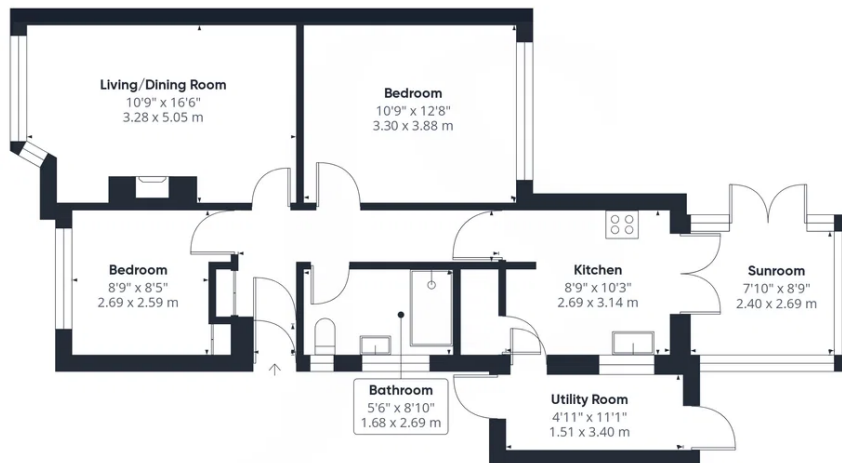
Internal At the front of the bungalow, a bright south-facing living and dining area measures an impressive 10'9" x 16'6", comfortably accommodating both lounge and dining furnishings. A charming log burner serves as a cosy focal point, creating a warm atmosphere during the colder months. There are two well-proportioned bedrooms, measuring 8'9" x 8'5" and 10'9" x 12'8", each offering ample space for a large double bed along with space for additional freestanding furniture. The main bedroom also features built in wardrobes. Located at the rear, the kitchen is fitted with a range of oak-effect wall and base units, complemented by dark laminate worktops. From here, there is access to a generous storage cupboard, a separate utility room, and a beautiful sun room. The utility room provides ample space and plumbing for several appliances. The sun room enjoys panoramic views over the garden and features a pitched glass roof, making it a wonderful place to relax and enjoy the warmer seasons. Completing the accommodation is a modern shower room, appointed with a contemporary three-piece suite comprising a walk-in shower, WC, and wash hand basin.



External The front garden has been laid to lawn with a variety of planted trees and shrubs with a path leading to the front door on the side. The substantial rear garden has been predominantly laid to lawn with planted borders, a path leading to the rear where there is a garage and off road parking. The top of the garden has a patio area, perfect for an outdoor table and chairs.

Situated In the highly desirable area of Thomas A Becket and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre and seafront promenade are easily accessed by foot or by car and West Worthing and Worthing Stations are both less than 1.1km away.

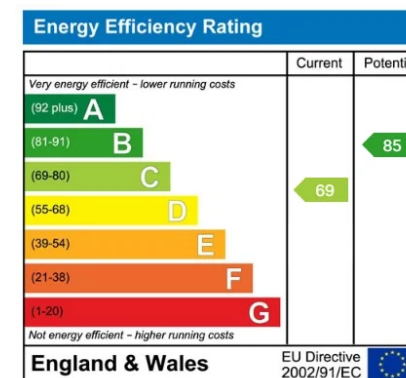
Council Tax Band C



Ground Floor Building 1



Ground Floor Building 2



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.