



**Henty Road, Worthing, BN14 7HF**

Offers in the Region of **£415,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Charming Semi-Detached Chalet Bungalow
- Well Proportioned Three Bedrooms
- Spacious South Facing Rear Garden
- Fitted Kitchen With Bay Window
- Modern Fitted Bathroom
- South Facing Rear Garden
- Newly Installed Boiler
- Potential For Off Road Parking
- Prime Tarring Location
- No Ongoing Chain - Vendor Is Sale Ready

Jacobs Steel are delighted to offer for sale this well-presented and deceptively spacious semi-detached chalet bungalow, situated on a popular and quiet residential road. Located in the sought-after Tarring area of Worthing, the property is ideally positioned close to local shops, amenities, schools and the mainline railway station, making it perfect for families, downsizers or commuters alike. The accommodation comprises three well-proportioned bedrooms, a generous dual-aspect south-facing lounge/diner that enjoys an abundance of natural light, and a newly installed contemporary bathroom suite. Further benefits include a recently fitted boiler, potential for off-road parking (subject to the usual consents), and a good-sized south-facing rear garden offering excellent outdoor space for relaxing or entertaining. The property is also being sold with no ongoing chain, ensuring a smooth and straightforward purchase.





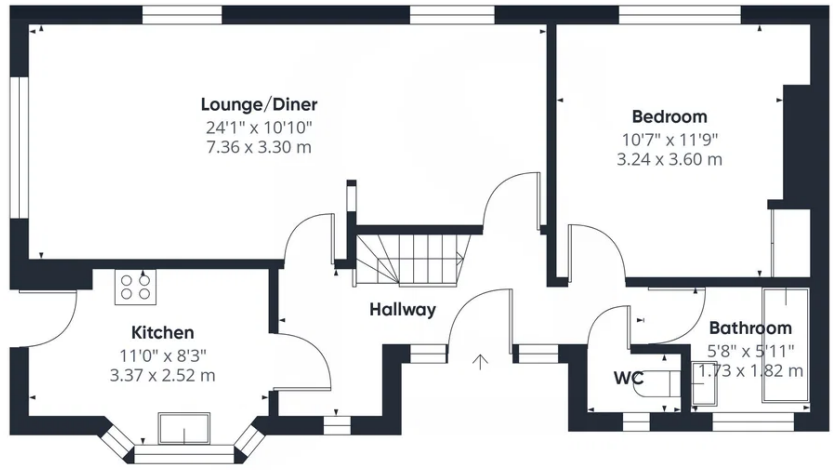
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**Internal** A charming covered front porch shelters the front door, leading into a welcoming entrance hallway. From here, stairs rise to the first-floor landing, and doors provide access to all ground-floor rooms, creating a practical and inviting flow throughout the home. At the rear of the property, the spacious lounge/diner enjoys dual aspects to the east and south, flooding the room with natural light. Measuring an impressive 24'1" x 10'10", this generously proportioned space provides ample room for both comfortable lounging and dining, making it the heart of the home. Adjacent is the fitted kitchen, which features a stunning bay window and a well-thought-out arrangement of floor and wall-mounted units, offering excellent storage and workspace. The ground floor is completed by a recently updated family bathroom, thoughtfully fitted with a bath and shower over and a hand wash basin, with a separate toilet positioned adjacently combining modern style with practical functionality. The property offers three well-proportioned bedrooms. The main bedroom, located on the ground floor, measures a generous 11'9" x 10'7" and benefits from fitted wardrobes, providing excellent storage. Two further bedrooms are situated on the first floor, both offering good-sized accommodation with sunny south-facing aspects, making them bright and welcoming spaces.

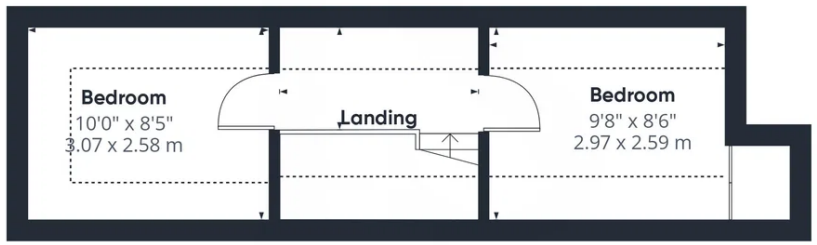


**External** This attractive semi-detached home boasts a well-proportioned front garden, featuring a charming meandering path and two neatly maintained lawns, bordered by mature planting on either side. The garden also offers potential for off-road parking, subject to the usual consents. To the rear, a south-facing garden enjoys plenty of sunshine throughout the year, predominantly laid to lawn with a selection of mature shrubs, creating a low-maintenance outdoor space perfect for relaxing or entertaining. A timber-built shed provides useful additional storage, completing this delightful and practical garden setting.

**Location** Located in one of Worthing's most desirable residential pockets, the ever-popular Tarring area is favoured for its attractive homes, strong community feel and excellent convenience. Local shops, cafés and everyday amenities are close by along South Street and South Farm Road, while the town centre is easily accessible. The property also falls within the catchment for highly regarded schools including Thomas A Becket Infant School, Thomas A Becket Junior School and Broadwater C of E Primary School, making it particularly attractive to families. For commuters, both Worthing railway station and West Worthing railway station are within easy reach, offering convenient coastal and London links, with regular bus routes running nearby. A quiet yet superbly connected location, consistently in high demand.



Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

