



Parkfield Road, Worthing, BN13
£800,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Well Presented Roffey Detached House
- Four Bedrooms
- Bay Fronted Living Room
- Open Plan Modern Kitchen/ Dining Living Space
- Ground Floor WC & Ground Floor Utility Room
- En Suite Shower Room & Family Bathroom
- South Facing Rear Garden
- Large Driveway and Ample Off Road Parking
- Garage to Rear With Direct Access from Garden
- Close To West Worthing Railway Station & Shopping Facilities



We are delighted to present this well appointed & well presented, four-bedroom detached residence, offering generous and versatile accommodation throughout. The property features four well-proportioned bedrooms, including an en-suite shower room to the principal bedroom, along with a modern family bathroom. The ground floor comprises a bay-fronted reception room, cloakroom, utility room, and a spacious south-facing kitchen



INTERNAL

The front door opens into a welcoming entrance hall providing access to the ground floor rooms, including a modern WC/ cloakroom and a separate utility room. To the front of the property is a bay-fronted, separate lounge benefiting from dual-aspect windows, creating a bright and inviting space. The utility room is fitted with units and provides space for a washing machine, along with a sink and drainer, housing the gas-fired boiler and offering a door leading to the side of the property. To the rear, the property boasts a spectacular south facing open-plan kitchen, living and dining area. This impressive space has been thoughtfully designed to allow the kitchen to remain open while still feeling distinct from the living areas. The kitchen features modern white wall and base units with a range of integrated appliances, including a double eye-level oven, dishwasher, fridge/freezer, microwave, gas hob, sink and drainer, as well as a breakfast bar. Both the living and dining areas benefit from double doors opening directly onto the south facing garden, enhancing natural light and indoor-outdoor living.

The first floor provides access to four bedrooms, a generous storage cupboard and the main bathroom. The primary bedroom benefits from mirrored sliding wardrobes and a contemporary en suite shower room, which includes a walk-in shower, wash hand basin and WC. The remaining three bedrooms also feature built-in mirrored sliding wardrobes. The main bathroom is fitted with a corner walk-in shower, a bath with shower attachment, wash hand basin and WC.



EXTERNAL

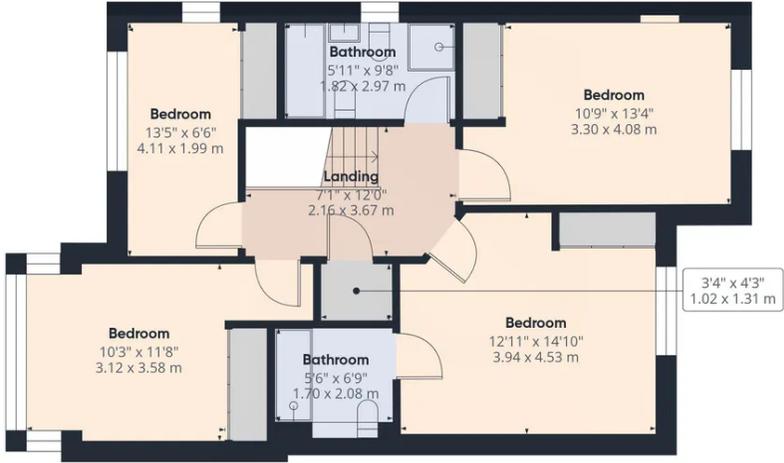
To the front of the property, there is a large driveway with ample off-road parking alongside an area laid to lawn, with timber gates providing convenient side access. The established south facing rear garden offers an attractive outdoor space, featuring a patio area ideal for outdoor furniture, a section of lawn, and a variety of established hedges and shrubs. A door from the garden provides direct access into the garage, which is located to the rear of the property and can also be accessed via Hurst Grange.

SITUATED

In the highly desirable and sought after location of Parkfield Road, the property is situated only a short walk away to historic West Tarring church, tennis courts, bowls green & Tarring park with the children's playground and basketball courts are within 200 yards of the property. The house falls within the Thomas A Becket school catchment areas and both the infant and junior schools are within 0.6 miles; there are a wealth of secondary schools locally, all accessible from the property. Pubs, coffee shops, doctors surgery and newsagents can be found in Tarring village, 550 yards away and West Worthing train station is positioned approximately 0.5 miles away and bus routes run along Terringes Avenue & South Street Tarring.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁰¹
1738 ft²
161.4 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

