



Orchard Avenue | Tarring | Worthing | BN14 7PY
Offers Over £450,000



We are delighted to offer for sale this attractive and deceptively spacious semi detached family home positioned in this quiet road close to local shops, amenities, mainline train station and good school catchment. The house boasts three bedrooms, two reception rooms, fitted kitchen and bathroom, ground floor w/c, garage, off road parking, south facing rear garden and sold with no ongoing chain.



Key Features

- Semi-Detached Family House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor W/C
- Fitted Kitchen & Bathroom
- South Facing Rear Garden
- Garage & Off Road Parking
- Close To Shops, Amenities & Mainline Train Station
- Good School Catchment Area
- No Ongoing Chain



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The double glazed storm porch provides the perfect place to kick off shoes and hang coats on a rainy day, before entering into the large welcoming entrance hallway, which has access to all ground floor rooms, stairs rising to the first floor and under stair storage. The bay fronted living room is located at the front of the house and measures a generous 15'2" x 11'1", this room provides the perfect place for a cosy snug. The dining room is situated adjacent to the living room and has access to the sun room via double glazed French doors, both rooms facing out to the south facing mature rear garden, transforming both rooms into a light and airy space all year round. The kitchen/breakfast room measures a substantial 23'1" x 7'6", with plenty of space for a family sized dining table to the rear and by facing south, this is the perfect room to prepare, cook and host. This room has been fitted with an array of oak style wall and floor mounted units, with plenty of space and provisions for white goods. To the first floor are three bedrooms, with the main and second bay fronted bedrooms both comfortably allowing space for a large double bed and various other bedroom furniture. The bathroom has been fitted with a three piece suite including, a corner shower, toilet and hand wash basin.

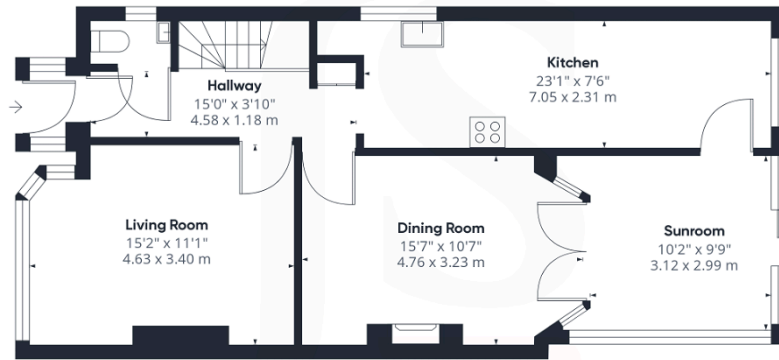
EXTERNAL

The front of the property has been refurbished with a resin driveway to allow for plenty of off road parking, with an electric car charging point and a ramp to the front door. To the rear of the property is the south facing mature garden, which has been predominantly laid to paving alongside a pond, decked seating area with pergola and access to a garage.

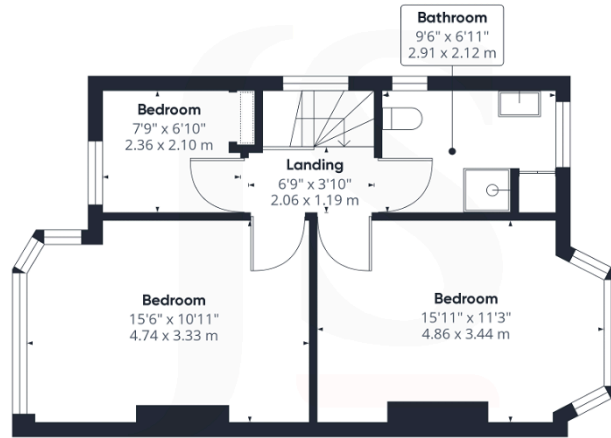
LOCATION

In a quiet residential 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.






Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: 117m²

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.