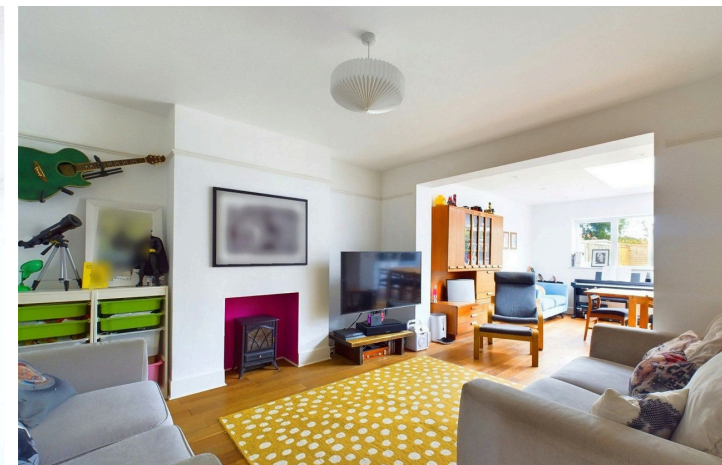
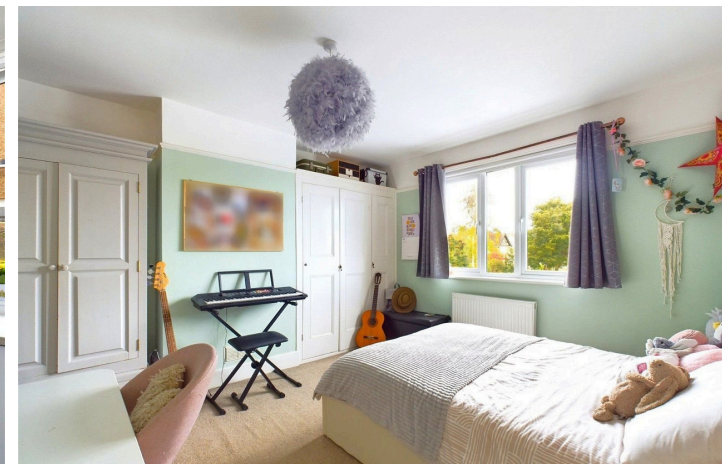




Woodside Road | Tarring | Worthing | BN14 7HQ  
**£550,000**



We are delighted to offer for sale this extremely spacious and well presented extended semi-detached family house, situated in this popular residential location close to local shops, amenities, mainline train station and good schools. Having undergone extensive renovations, the property now benefits from a full width rear extension which has created a large open plan living area. The property boasts three double bedrooms, two reception rooms, large open plan living room, modern fitted kitchen & bathroom, ground floor utility room, large east facing rear garden and off road parking.



## Key Features

- Extended Semi-Detached Family House
- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Utility Room
- Modern Fitted Kitchen/Bathroom
- Large Open Plan Kitchen/Diner
- East Facing Rear Garden
- Off Road Parking
- Close To Shops, Amenities & Mainline Train Station
- Popular Residential Location



**3 Bedrooms**



**1 Bathrooms**



**2 Reception Rooms**

### INTERNAL

The covered front door opens into the welcoming entrance hallway with access to all ground floor rooms, ground floor utility room with w/c and stairs rising to the first floor. Positioned at the front of the property is the west facing bay fronted lounge, this light and airy room measures a generous 13'3" x 14'0" and is the perfect place for a family snug. A large, full with rear extension has transformed this already generous home by creating a substantial open plan room with large double doors, a number of windows and a sky lantern create a bright and airy space all year round. This beautiful space with access and views overlooking the rear garden has ample space for a large family dining table and is open to the kitchen. This modern kitchen has been fitted with an array of modern white wall and floor mounted units, topped with high quality white quartz to create a smart contemporary finish with a number of integrated appliances including a fridge/freezer, dishwasher and oven. There is a second reception room that can be accessed from the open plan space and provides further versatility to the home and is currently used as the family snug. A utility room with toilet and space and provisions for white goods. To the first floor are three double bedrooms, with the west facing main bedroom located at the front of the house and measuring a generous 11'10" x 14'4". The family bathroom has been fitted with a modern three piece suite including a bath with overhead shower, toilet and hand wash basin.

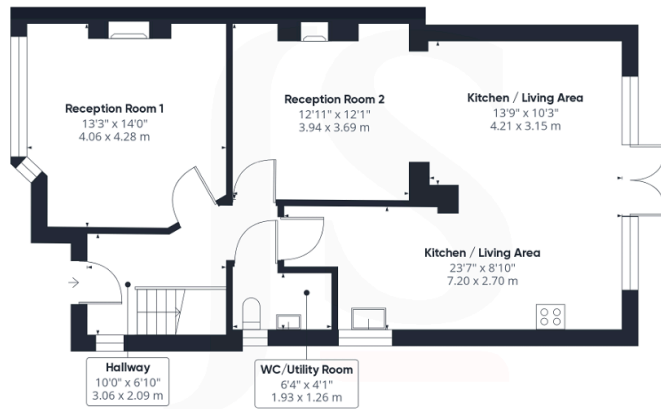
### EXTERNAL

To the front of the property is a paved driveway allowing off road parking and a well kept area lawn with mature planted borders lining the boundaries. The substantial east facing rear garden has been cleverly designed to require minimum upkeep, with the garden predominantly laid to lawn and a paved patio area at the top of the garden for table and chairs. There is a timber built shed to the base of the garden.

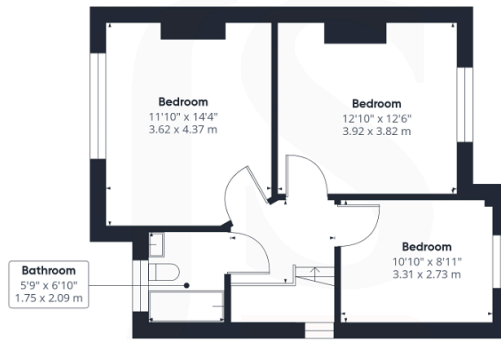
### LOCATION

Located in a highly sought after road in the Thomas A Becket area of Worthing, this attractive home is located close to local shops on either South Street or South Farm Road. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are easily accessible by foot or by car and buses run along nearby South Farm Road.

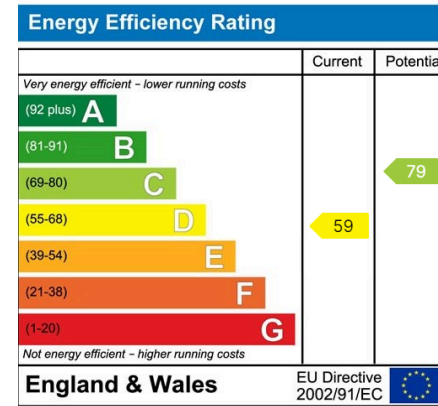




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 1345 Sqft

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.