



Orchard Avenue | Tarring | Worthing | BN14 7QD
£440,000



We are delighted to offer for sale this semi detached family home, positioned on this highly desirable road in Tarring, close to shops, amenities, mainline train station, and within good school catchments. The property boasts two double bedrooms, spacious lounge/diner, modern kitchen/breakfast room, family bathroom, landscaped rear garden, off road parking and garage. This property provides plenty of scope for modernisation and extension (subject to planning permission).

Key Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Large West-Facing Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Three-Piece Bathroom Suite
- Landscaped West-Facing Rear Garden
- Garage & Off Road Parking
- Quiet Residential Location
- Close To Local Shops, Amenities & Mainline Train Station
- Good School Catchment Area



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

There is an enclosed porch to the side of the property which provides a convenient space to hang coats and store shoes before passing through to the large, welcoming entrance hall which benefits from a large fitted storage cupboard. Positioned to the front of the property, is the main double bedroom which measures a generous 13' 10" x 12' 9" and is spacious enough to comfortably accommodate a double bed, alongside various other furniture such as bedside tables, wardrobes and a desk. This room boasts an easterly aspect via a large double glazed window, which allows for a wealth of pleasant, morning sunshine. Positioned adjacent to this room is the second double bedroom which measures a substantial 12' 11" x 12' 5". To the opposing side of the property, is the large living/dining room which measures 17' 11" x 12' 10" and features views and access of the beautifully maintained rear garden. The modern fitted kitchen has been installed with modern, sage green coloured floor and wall mounted units, wooden effect worktops with space and provisions for white goods. Measuring 9' 11" x 12' 5", this light and airy room is large enough to fit a breakfast/dining table and also boasts a westerly aspect with access via a double glazed door, to the landscaped rear garden. The family bathroom has been installed with a bath with shower over, wash hand basin and W/C. This property provides plenty of scope for modernisation and extension (STNC), allowing it's occupier to create their dream family home.

EXTERNAL

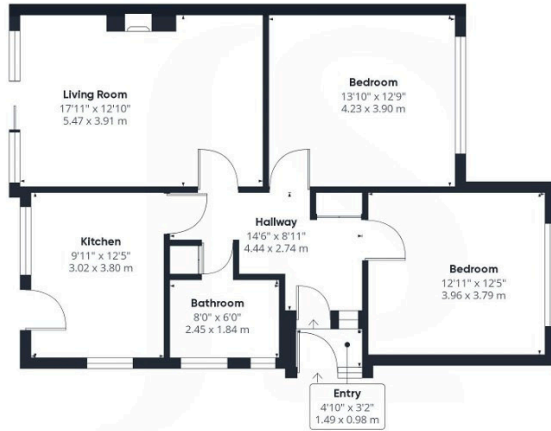
To the front of the property there is a paved driveway and a gate which leads to the larger than average garage which measures 17' 0" x 14' 9" and benefits from power and lighting. To the rear of the property is the landscaped rear garden which has mostly been laid to lawn, with two patios at the top and bottom of the garden with planted, mature trees and shrubs. Facing due west, this large garden is extremely light and sunny, making this the perfect space during the summer months. Tall fences line all boundaries, creating a sense of privacy and seclusion. There is a garden shed for storing garden furniture and tools, a greenhouse and a summer house.

LOCATION

Orchard Avenue is a highly sought after, quiet residential area within easy reach of local shops and amenities. The house falls within the popular Thomas A'Becket school catchment and local secondary schools including Worthing High School, Bohunt High School, Davison C of E & St. Andrews C of E. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. Worthing train station is approximately 0.7 miles away and bus routes run along close by St Lawrence Avenue.

Council Tax Band: D

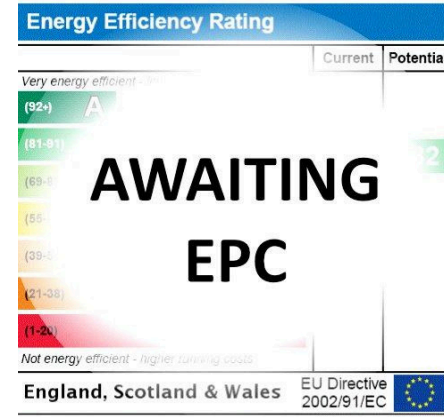




Floor 0 Building 1



Floor 0 Building 2



Property Details:

Floor area *as quoted by EPC: tbc

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.