



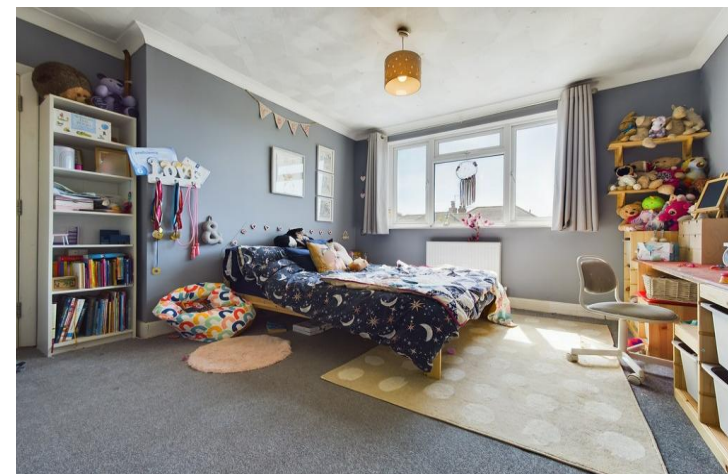
7 Terringes Avenue | Worthing | West Sussex | BN13 1HX

Offers Over **£500,000**





We are delighted to offer this well presented four bedroom, semi detached house in the Thomas A 'Becket Catchment area. The property offers a lounge, refitted 19ft kitchen/ Diner, conservatory, ground floor cloakroom, master bedroom with en-suite, south facing rear garden and off road parking



Key features:

- Semi Detached House
- Four Bedrooms
- 19ft Re-Fitted Kitchen/ Diner
- Modern Family Bathroom
- Primary Bedroom With En-Suite Bathroom
- Ground Floor WC
- South Facing Rear Garden
- Off Road Parking
- Thomas A 'Becket School Catchment Area
- Close to Local Transport Links

 4 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL Original front door leading into the entrance hall with doors to all ground floor rooms. The lounge has a bay fronted window, log burner and feature lighting. The kitchen/ diner measures 19ft with refitted navy kitchen units with wooden work surface, butler sink, rangemaster gas oven, integrated dishwasher, breakfast bar, custom made built in wine rack, space for fridge/ freezer and space for table and chairs; door leading to the ground floor cloakroom. The conservatory can be found just off the kitchen/ diner which has doors onto the rear garden. There is also a utility cupboard which can be accessed from the rear garden which has space for washing machine and tumble dryer. On the first floor there is access to the modern family bathroom which comprises of bath with shower above and glass screen, wash hand basin with storage below, WC, Bluetooth speakers and storage cupboard. There are two double bedrooms both with built in storage with bedroom two housing the gas fired combi boiler in the built in cupboard and benefiting from the original floorboards, paneling and a bay fronted window. Bedroom four can also be found on the 1st floor. Stairs leading to the second floor with a door leading into the primary bedroom which measures a generous 17'7ft x 15ft which has access to eaves storage and the ensuite bathroom. The ensuite bathroom comprises of roll top bath, shower above, wash hand basin and WC.

EXTERNAL To the front of the property there is off road parking for several cars, timber gate leading to side. The rear garden has been mainly laid to lawn with patio area, with floral borders, hot tub, timber shed. At the end of the garden it has been gated off to provide a children's play area with children's shed and swings.

SITUATED Located on Terringes Avenue, the house falls within the Thomas A Becket infant & junior school catchment area, both schools being a short walk away. West Worthing train station which operates the London Victoria & Brighton Line is 0.6 miles away and Tarring village centre with its pubs, cafes and convenience stores is 350 yards away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away

ENTRANCE HALL

LOUNGE 14'x 12'10" (4.27m x 3.91m)

KITCHEN/ DINER 19'2" x 12'4" (5.84m x 3.76m)

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

BEDROOM TWO 14'5" x 11'2" (4.39m x 3.4m)

BEDROOM THREE 12'6" x 12'5" (3.81m x 3.78m)

BEDROOM FOUR 7'9" x 7' (2.36m x 2.13m)

BATHROOM

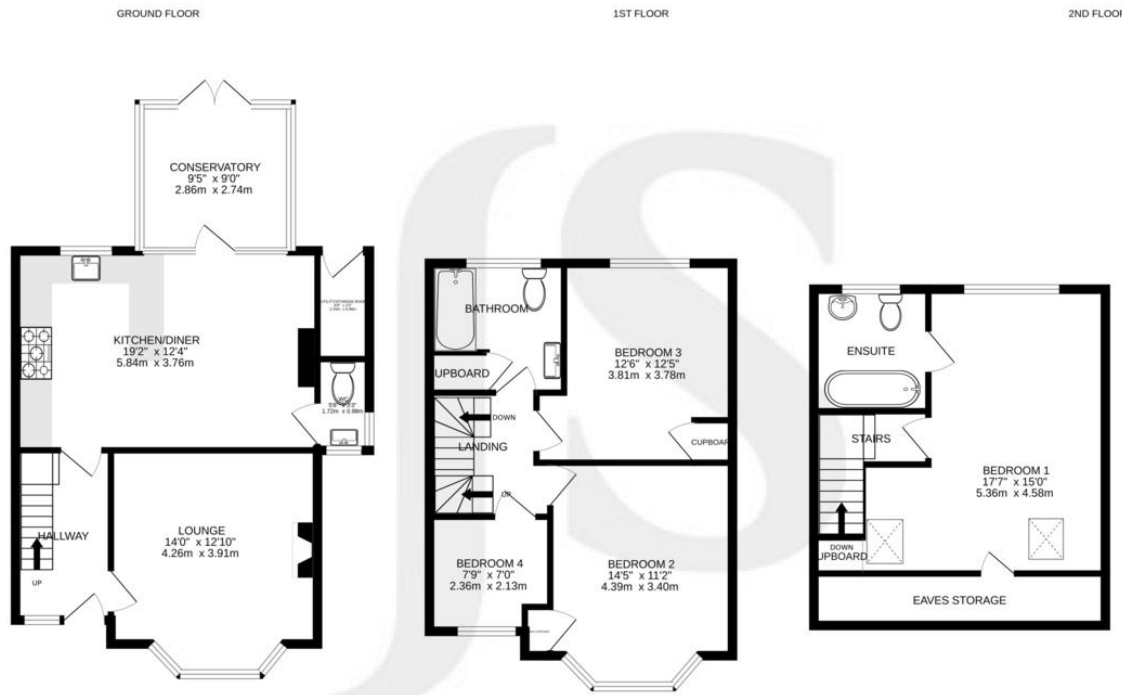
SECOND FLOOR

BEDROOM ONE 17'7" x 15' (5.36m x 4.57m)

ENSUITE BATHROOM

COUNCIL TAX BAND D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 1,292 sq ft (120 sq m) – Floor area is quoted from the EPC

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.