Rusper Road South, Worthing, BN13 1LG

Asking Price of £475,000

JS

Jacobs|Steel

We are pleased to be able to offer to the market a very well presented, completely refurbished, extended semi detached bungalow. The property features two double bedrooms, modern fitted shower room, open plan kitchen/ dining/ living space. The bungalow also features off road parking, garage and private rear garden.

Key Features

- Well Presented Semi Detached Bungalow
- Two Double Bedrooms
- Open Plan Kitchen/ Dining/ Living Space
- Modern Shower Room
- Refurbished Throughout
- Off Road Parking
- Garage
- Landscaped Rear Garden
- Summer House
- Close To Local Bus Routes

2 Bedrooms

1 Bathrooms

1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all rooms and access to storage cupboard. To the front of the property there are two double bedrooms. The primary bedroom features built in wardrobes, double glazed window and shutters. Bedroom two is a good size and also features a double glazed window and shutters. The modern re fitted shower room comprises of fully tiled walls and floor, wash hand basin, light up mirror, WC, corner shower with over head rainfall shower head, shower attachment, smart controls inside the shower cubicle and on the outside on the tiles. To the rear of the property there is a spectacular open plan kitchen/ dining/ living room. The room has been cleverly divided to create the perfect spot for dining furniture and living furniture with a sky lantern, bi fold doors leading out to the rear garden with built in blinds. The modern kitchen features integrated appliances including, fridge/ freezer, eye level oven, built in microwave, dishwasher, washing machine, five ring induction hob, sink, drainer and tiled flooring.
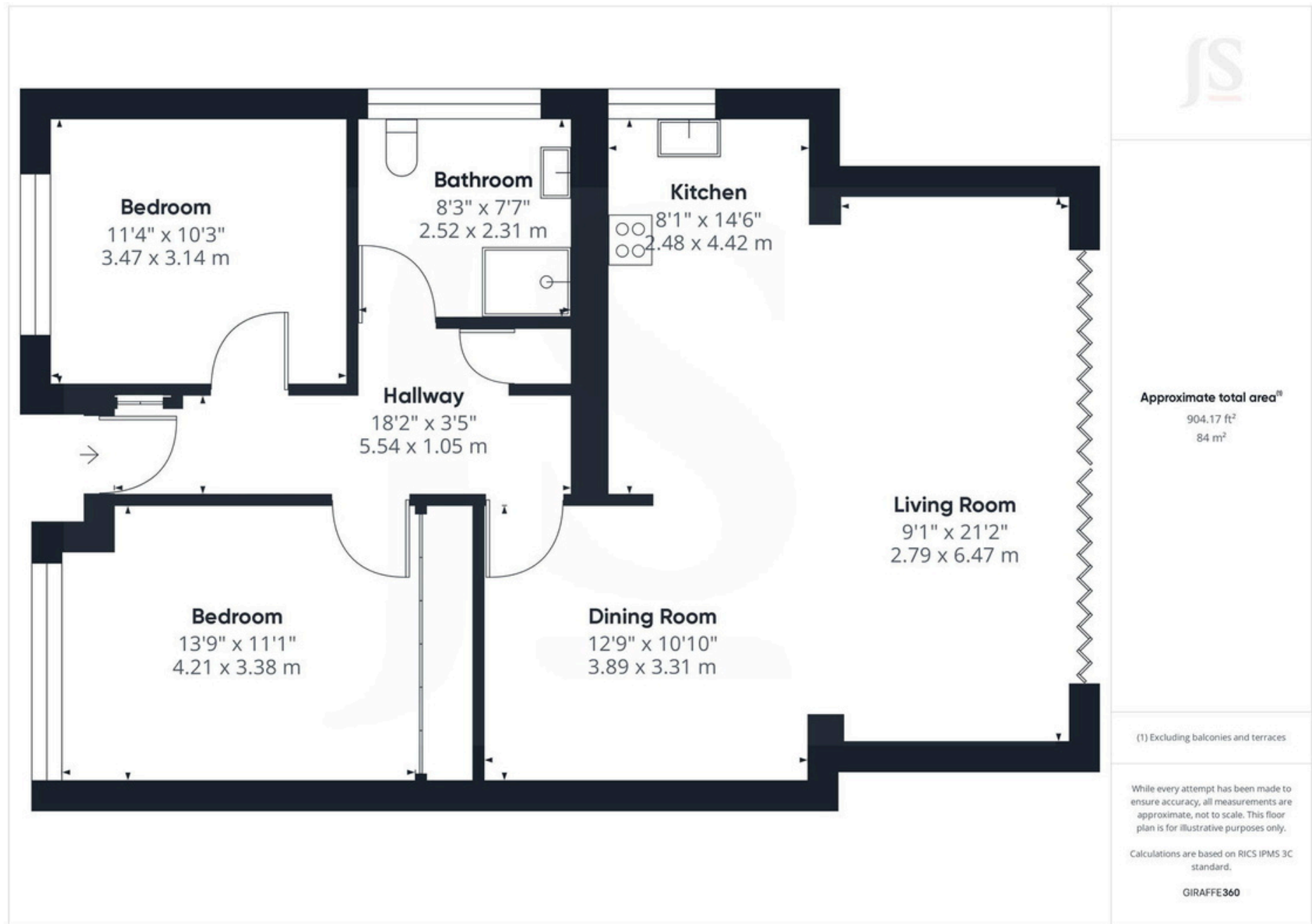
EXTERNAL

To the front of the property it has been laid to brick paving providing plenty of off road parking, timber gates leading to the garage which offers an up and over door, timber single gate leading into the rear garden. The rear garden has been landscaped with patio area, raised decking, shrubs to the rear, access to the summer house which benefits from power, larger than average door leading into the side of the garage. The garage has been insulated and benefits from power.

LOCATION

in the sought after Tarring area with local shops being available at Tarring village. The property also falls within the popular Thomas A Becket School catchment area. The development is approximately 1 mile from West Worthing station and 0.5 miles from Tarring village centre. The A27 is within a few minutes' drive and main bus routes run along close by Littlehampton Road. Worthing town centre is approximately 2 miles away and offers a range of amenities such as restaurants, theatres, cinemas and leisure facilities. Council Tax Band c

Floor Plan

Bedroom
11'4" x 10'3"
3.47 x 3.14 m

Bathroom
8'3" x 7'7"
2.52 x 2.31 m

Kitchen
8'1" x 14'6"
2.48 x 4.42 m

Hallway
18'2" x 3'5"
5.54 x 1.05 m

Living Room
9'1" x 21'2"
2.79 x 6.47 m

Bedroom
13'9" x 11'1"
4.21 x 3.38 m

Dining Room
12'9" x 10'10"
3.89 x 3.31 m

Approximate total area[1]
904.17 ft²
84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

		Current	Potential
Very energy efficient – lower running costs			
(92 plus) **A**			
(81-91) **B**			83
(69-80) **C**			
(55-68) **D**		62	
(39-54) **E**			
(21-38) **F**			
(1-20) **G**			
Not energy efficient – higher running costs			

England & Wales — EU Directive 2002/91/EC

Property Details:

Floor area (as quoted by EPC: TBC sqm

Tenure: FREEHOLD

Council tax band: C