



Orchard Avenue | Tarring | Worthing | BN14 7QB  
Offers Over £440,000





We are delighted to offer for sale this spacious and rarely available detached bungalow, situated in the highly sought after area of Tarring, close to local shops and amenities. The property boasts two double bedrooms, south facing living/dining room, large fitted kitchen, shower room, mature rear garden, off road parking for multiple vehicles and a garage.





## Key Features

- Detached Bungalow
- Two Double Bedrooms
- South Facing Living/Dining Room
- Large Fitted Kitchen
- Highly Sought After Tarring Location
- Well Maintained Mature Rear Garden
- Off Road Parking
- Garage
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

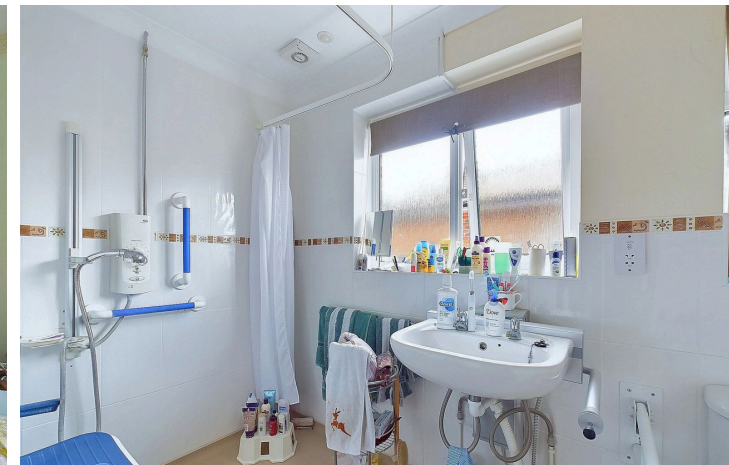
The covered front door opens into the welcoming entrance hall, which is large enough for wheelchair access, with access to all rooms and storage cupboards. Positioned at the front of the property is the living/dining room, this room measures a generous 13'9" x 21'9" and has plenty of space for both living and dining room furniture. The room can easily be separated into two separate living spaces, with a large south facing window transforming it into a light and airy space all year round. The kitchen/breakfast room measures 16'10" x 9'2", with wall and floor mounted units lining both sides and worktop space which can be elevated to allow for wheelchair usability. There is space and provisions for multiple white goods along with an abundance of worktop area. Situated at the rear of the property and positioned parallel to each other are two double bedrooms measuring 15'0" x 11'4" and 11'5" x 10'0". Both rooms can comfortably fit large double beds alongside various other freestanding bedroom furniture. The wet room has been fitted with a walk in shower, toilet and hand wash basin. The property offers a health of scope for extension (STPP).

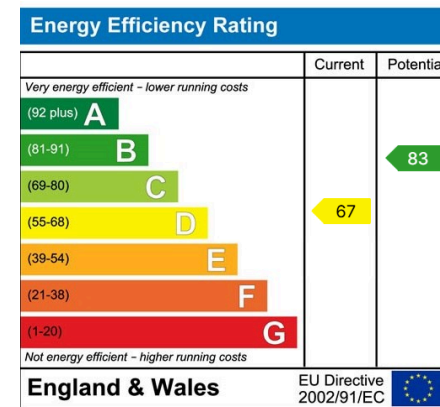
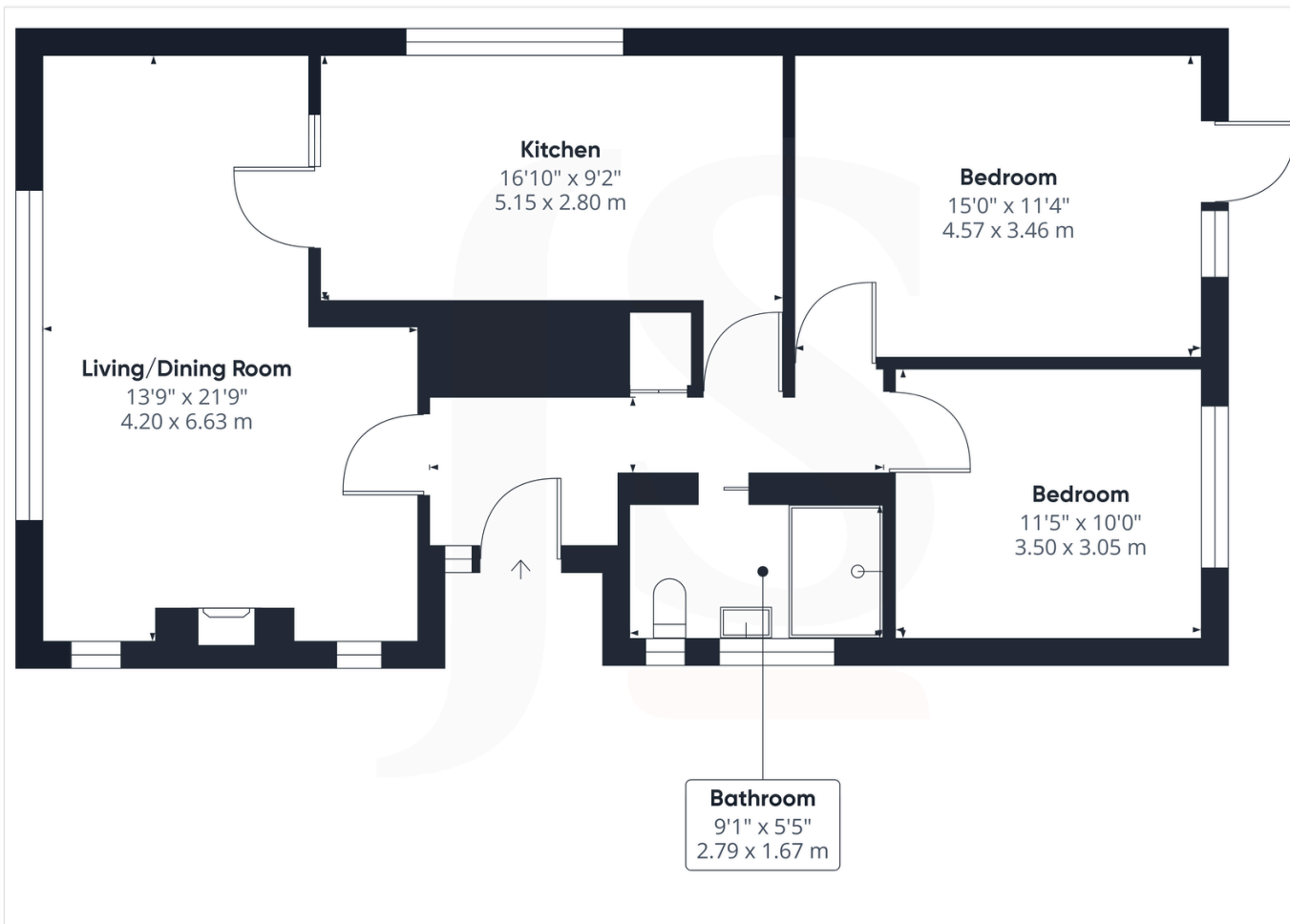
### EXTERNAL

The front garden has been beautifully landscaped with a small lawn area and planted borders surrounding the boundaries. The driveway provides off road parking for multiple vehicles with a garage at the rear. The rear garden has also been lovingly matured over the years to create a low maintenance but yet green fingered space. There is a paved patio area at the top of the garden with a wheelchair ramp giving access to the main bedroom.

### 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





## Property Details:

Floor area \*as quoted by EPC: 904 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.