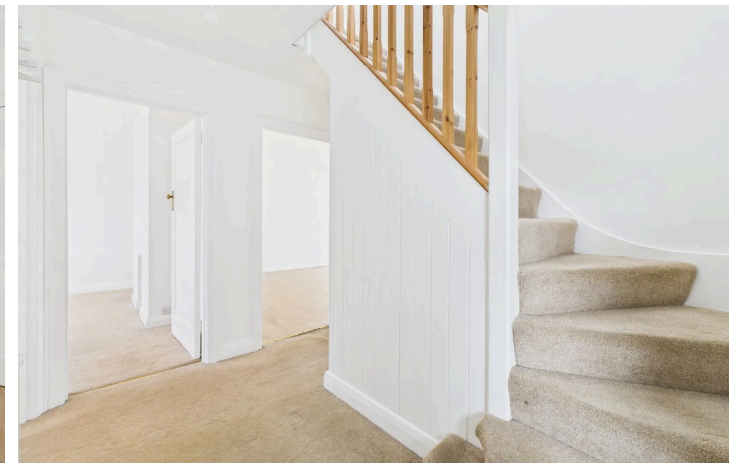




Balcombe Avenue | Tarring | Worthing | BN14 7RU
Offers Over £500,000



We are delighted to offer for sale this rarely available and spacious extended detached chalet situated in the highly sought after Tarring location, close to local shops, amenities, mainline train station and great school catchment. The property boasts four bedrooms, substantial open plan extended kitchen/diner space, ground floor utility area/ WC, large east facing rear garden, off road parking and sold with no ongoing chain.



Key Features

- Extended Detached Chalet
- Four Bedrooms
- Open Plan Kitchen/Diner
- Large East Facing Rear Garden
- Contemporary Bathroom Suite
- Off Road Parking
- Good School Catchment
- Highly Desirable Tarring Location
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

To the front of the property is a brick built storm porch, fully double glazed and providing a convenient place to store shoes before entering into the house. The entrance hall has access to all ground floor rooms, understair storage cupboard and stairs rising to the first floor. Positioned at the front of the property are two bay fronted bedrooms both facing west and measuring 10'3" x 9'10" and 13'1" x 12'4". These versatile rooms can be used as either bedrooms, a home working office space or a separate reception room. A large, full width 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 creating 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 large space measures an overall 11'6" x 21'10". The kitchen has been fitted with an array of Howdens neutral shaker style wall and floor mounted units, topped with granite effect laminate worktops to create a smart finish. There is a cleverly designed utility space to the rear of the kitchen, which has plenty of space and provisions for multiple white goods along with access to a ground floor w/c. To the first floor are two double bedrooms with the largest bay fronted positioned at the front and facing west, benefiting from light throughout the day. The bathroom has been fitted with a full four piece suite including a bath, corner shower, hand wash basin and toilet. This room also features a double glazed velux window to maximize light throughout.

EXTERNAL

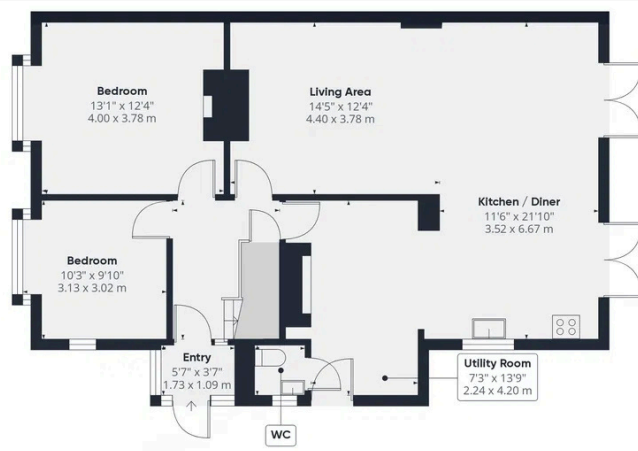
There is a paved driveway to the front of the house, providing off road parking but with potential for more via the front garden. The large east facing rear garden has been cleverly designed to allow for multiple lifestyles, with a paved patio area at the top of the garden perfect for a family sized garden table and chairs. The rear of the garden has been partially laid to lawn and has been lovingly established over many years with fences along all sides creating a secluded, private space for the whole family to enjoy.

LOCATION

Situated In the highly sought after Thomas A Becket catchment area and within walking distance to Broadwater shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest station is West Worthing and Worthing mainline both approximately one mile away. Bus services run nearby.

Council Tax Band D

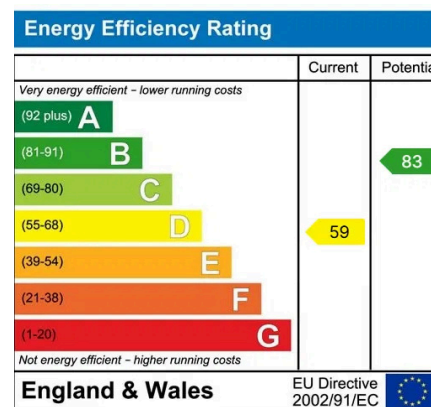




Ground Floor



Floor 1



Property Details:

Floor area *as quoted by EPC: 1528 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.