



Haynes Road | Tarring | Worthing | BN4 7JY
£525,000



Jacobs Steel are delighted to bring to market this superbly extended and tastefully presented semi-detached family home, sat on a generously sized west facing plot and offering generous accommodation across three beautifully arranged floors. Perfectly positioned on one of Tarring's most desirable residential roads, this exceptional property enjoys a prime location just a short stroll from local shops, cafés, highly regarded schools, and the mainline train station—making it ideal for families and commuters alike. Thoughtfully designed throughout, the home boasts four well-proportioned bedrooms, a well-appointed fitted kitchen, two versatile reception rooms perfect for both entertaining and relaxing, and a stunningly landscaped west facing rear garden complete with outbuildings. Additional benefits include off-road parking, creating a wonderfully complete family home that effortlessly combines space, style, and convenience.



Key Features

- Extended Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Modern Fitted Kitchen
- Off Road Parking
- 100ft West Facing Rear Garden
- Great School Catchment
- Popular Residential Road
- Close To Shops, Amenities & Mainline Train Station



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Upon arrival, you're greeted by a smart double-glazed entrance porch, offering a practical yet welcoming space to shed coats and shoes—particularly handy on those wet and wintry days. This leads seamlessly into a generously proportioned entrance hall, setting the tone for the spacious accommodation that lies beyond. Bright and inviting, this central hub provides direct access to all principal ground floor rooms, while a handy under-stairs cupboard provides discreet storage for everyday essentials. To the front of the property, the elegant dining room provides the perfect setting for both formal entertaining and cosy family meals. A charming fireplace with a decorative mantle adds warmth and character, while a large bay window invites in a glorious abundance of easterly sunlight, creating a bright and uplifting atmosphere from first light. To the rear, the stylishly presented living room offers a peaceful retreat with calming garden views and a fitted log burner. French doors open directly onto the west-facing rear garden, allowing natural light to flood the room in the afternoon and evening helping to create that perfect indoor-outdoor living during the warmer months. The modern fitted kitchen is both sleek and practical, featuring a comprehensive range of contemporary wall and base units, with generous worktop space and provisions for all necessary appliances. A side door provides direct access to the garden. Upstairs on the first floor, the accommodation continues to impress with two spacious double bedrooms, a well-sized single bedroom, a family bathroom, and a separate W/C. The main bedroom measures a spacious 13'9 x 11'12 is positioned to the front and benefits from a large east-facing window, inviting in the soft morning light. There's ample room for a variety of bedroom furnishings, including a double bed, wardrobes, and bedside tables. The second double bedroom enjoys a peaceful rear aspect, overlooking the stunning garden below. Meanwhile, the third bedroom offers flexibility as a single room, nursery, or a dedicated home office—ideal for today's modern lifestyles. Adding further value and versatility, a thoughtfully designed loft conversion has transformed the top floor into a principal suite. This beautifully appointed space measuring 16'9 x 10'7 serves as a private sanctuary, complete with its own en-suite, featuring a walk-in shower, toilet, and stylish hand wash basin.

EXTERNAL

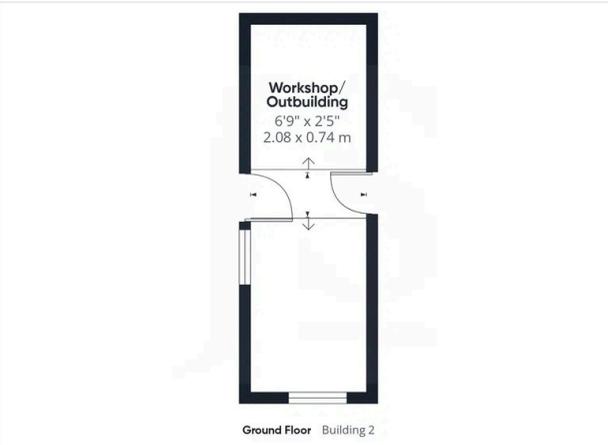
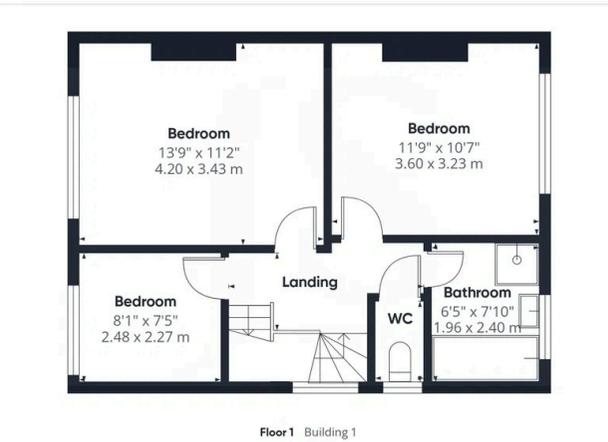
Occupying a generously sized plot, this charming property boasts a hard-landscaped front garden offering off-road parking, while established, mature shrubs line two boundaries to provide a sense of privacy and seclusion rarely found in such a convenient location. To the rear lies one of the true highlights of the home—a stunning, west-facing garden stretching approximately 100ft in length. Lovingly landscaped and carefully maintained by the current owners, this enchanting outdoor space is a true sanctuary, perfect for relaxing, entertaining, or enjoying family time. At the far end of the garden, a timber-built outbuilding complete with power and lighting provides a versatile space, ideal as a workshop. This exceptional garden setting is a standout feature of this wonderful home and must be seen to be fully appreciated.

LOCATION

Haynes Road is a highly sought-after and wonderfully peaceful residential address, celebrated for its quiet charm and welcoming community atmosphere. Perfectly positioned within easy reach of a wide selection of local shops, cosy cafés, and everyday conveniences, this prime location also falls within the catchment area for the ever-popular Thomas A'Becket schools, along with excellent secondary options including Worthing High School, Bohunt, Davison C of E, and St Andrew's C of E. For those craving the buzz of the town, Worthing's vibrant centre—offering an abundance of shopping, dining, entertainment, and leisure facilities—is just over a mile away. Commuters will appreciate the proximity to West Worthing mainline station (approx. 0.5 kilometres), providing direct links to Brighton and London, while nearby St Lawrence Avenue offers regular bus services. A truly ideal setting for growing families and professionals alike.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Property Details:

Floor area *as quoted by Floorplan:

Tenure: Freehold

Council tax band: C

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.