

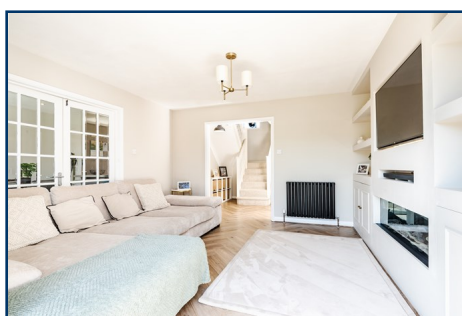


IAN WATKINS
Estate Agents

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Steeple View, Tarring, Worthing, West Sussex, BN13 1RP

A WELL PRESENTED 4 BED DET FAMILY HOME IN QUIET CUL-DE-SAC IN TARRING

- Four Bedrooms
- Downstairs Cloakroom
- South Facing Lounge
- 24' Feature Kitchen/Dining Room
- En Suite Shower Room
- Family Bathroom/WC
- South Facing Rear Garden
- Driveway and Garage

£509,950 FREEHOLD

Helping you find your home

*** EPC A RATING *** Ian Watkins Estate Agents are very pleased to offer for sale this four bedroom detached family house in the favoured area of Tarring, close to the Tarring village centre, good local schools, shops, bus services and West Worthing railway station a short walk away. The accommodation features cloakroom, South facing lounge, feature kitchen/dining room, on the first floor is the master bedroom with en suite shower room, three further bedrooms and family bathroom. Outside there is a South facing rear garden, driveway and garage. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door to -

SPACIOUS ENTRANCE HALL

With feature flooring, under stairs storage cupboard, radiator with feature cover, coved and flat ceiling, cloaks cupboard housing a Worcester Bosch gas fired boiler which supplies domestic hot water and central heating.

DOWNSTAIRS CLOAKROOM

With close coupled low level WC, wash hand basin with cupboards under, radiator, half tiled walls, double glazed frosted window, coved and flat ceiling.

LOUNGE - 4.14m x 3.78m (13' 7" x 12' 5")

Two fitted cupboards, feature shelving, coved and flat ceiling, double glazed French style doors leading to the South facing rear garden.

KITCHEN/DINING ROOM - 7.32m x 2.67m (24' x 8' 9")

In the kitchen area is an excellent range of modern fitted units comprising inset 1 1/2 bowl sink unit with extendable spray mixer tap and cupboards under, worktop surface either side with cupboards under and corner carousel unit, oven with fitted 5-ring hob with stainless steel back and extractor over, base level cupboards and eye level cupboards, further worktop surface with space and plumbing for washing machine, integrated dishwasher with cupboards over, part tiled walls, double glazed window, feature flooring, flat ceiling with spotlights, radiator, breakfast bar with integrated adjacent fridge/freezer and cupboard under, double glazed door leading to the side and rear garden. In the dining area is a double glazed window overlooking the rear garden, radiator, flat ceiling with spotlights.

STAIRS LEADING TO -

HALF LANDING

With feature oriel style double glazed window, further stairs leading to -

LANDING

With hatch to roof space, linen cupboard with shelving.

BEDROOM ONE - 3.81m x 3.4m (12' 6" x 11' 2")

Maximum measurement which include excellent range of full width wardrobes, double glazed South facing window, flat ceiling and radiator.

EN SUITE SHOWER ROOM

With corner shower area with shower unit, low level WC, wash hand basin with cupboards under, attractive fully tiled walls, tiled flooring, frosted double glazed window, flat ceiling with spotlights.

BEDROOM TWO - 3.81m x 3.38m (12' 6" x 11' 1")

Narrowing to 9'3". Double glazed window, radiator, coved and flat ceiling.

BEDROOM THREE - 2.74m x 2.36m (9' x 7' 9")

Double glazed window, coved and flat ceiling, radiator.

BEDROOM FOUR - 2.36m x 2.21m (7' 9" x 7' 3")

Double glazed window, radiator, coved and flat ceiling.

FAMILY BATHROOM/WC

Modern white suite with bath and fitted shower attachment and overhead shower with shower screen, low level WC, wash hand basin with drawer unit under, glass fronted medicine cabinet, frosted double glazed window, fully tiled walls, heated towel rail, flat ceiling with spotlights.



OUTSIDE

REAR GARDEN

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

The rear garden is a particular feature of the property offering almost complete seclusion, the garden is paved to the front and side with outside water tap, artificial lawned area. Personal door to garage.

BRICK INLAY DRIVEWAY

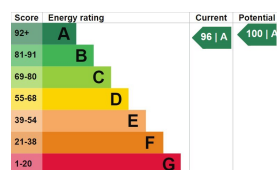
With room for up to four cars, leading to -

GARAGE

With up and over door.

N.B. VENDOR HAS INFORMED US ON THE FOLLOWING -

Recently installed high-spec solar PV system, battery storage and EV charger, currently achieving around 62% energy self-sufficiency and helping significantly reduce electricity bills.



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