



110 St. Andrews Road, Tarring, Worthing, BN13 1HH
Guide Price £475,000

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Estate and letting agents



An extended three double bedroom detached chalet residence offering both spacious and versatile accommodation within the sought after catchment area of Tarring. The accommodation consists of a reception hall, lounge, dining room, kitchen, utility room, two ground floor bedrooms, ground floor bathroom and separate w.c, first floor landing, first floor bedroom with en-suite, private driveway and rear garden.

- Detached Chalet Bungalow
- Three Bedrooms
- Spacious Accommodation
- Sought After Catchment Area
- Two Bathrooms
- Gas Heating / Double Glazed
- Private Driveway
- No Onward Chain



Covered Porch

With composite front door to the reception hall.

Reception Hall

6.65m x 0.91m (21'10 x 3'0)

Radiator. Built in storage cupboard. Central heating thermostat. Wood effect flooring. Levelled and coved ceiling.

Lounge

5.36m x 3.51m (17'7 x 11'6)

Dual aspect via North facing leaded light double glazed window and West facing leaded light double glazed bay window. Two radiators. Levelled and coved ceiling. Opening to dining room.

Dining Room

7.87m x 2.44m (25'10 x 8'0)

Wood effect flooring. Radiator. Two ceiling light points. Levelled and coved ceiling. East aspect double glazed French doors to rear garden. Staircase to first floor landing. Opening to kitchen.

Kitchen

4.29m x 3.63m (14'1 x 11'11)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker with extractor hood over. Integrated dishwasher. Space for upright fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Coved and textured ceiling. East aspect double glazed window. Opening to utility room.

Utility Room

2.67m x 2.46m (8'9 x 8'1)

Single drainer sink unit with mixer taps and storage cupboard below. Rolltop work surface with space for washing machine, tumble dryer and additional

appliance under. Radiator. Part tiled walls. Tiled flooring. Wall mounted central heating boiler. Built in storage cupboard. Extractor fan. Coved and textured ceiling. East aspect double glazed window.

Separate W.C

1.70m x 1.04m (5'7 x 3'5)

Low level w.c. Tiled flooring. Extractor fan. Coved and textured ceiling.

Bedroom One

4.22m x 3.43m (13'10 x 11'3)

West aspect via a leaded light double glazed windows. Radiator. Built in and fitted storage cupboards. Coved and textured ceiling.

Bedroom Two

3.86m into bay x 3.51m (12'8 into bay x 11'6)

West aspect via a double glazed bay window. Radiator. Coved and textured ceiling.

Bath/Shower Room

2.67m x 2.62m (8'9 x 8'7)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and set in vanity unit. Concealed push button w.c. Chrome ladder design radiator. Electric shaver point. Tiled walls. Tiled flooring. Levelled ceiling with spotlights. Extractor fan. Obscure glass double glazed window.

First Floor Landing

East aspect velux window. Two eaves storage cupboards. Wall light point. Levelled ceiling.

Bedroom Three

4.98m x 3.56m (16'4 x 11'8)

Dual aspect via East and West facing velux windows. Radiator. Two eaves storage cupboards. Levelled and sloping ceilings with spotlights.

En-Suite

2.74m x 1.40m (9'0 x 4'7)

Fitted suite comprising of a panelled bath with twin hand grips and mixer taps with shower attachment. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Chrome ladder design radiator. Tile effect flooring. Part tiled walls. Electric shaver point. Levelled and sloping ceiling with spotlights. West aspect velux window.

OUTSIDE

Private Driveway

Providing off street parking for several vehicles. Two flower and shrub beds. Wooden gates to either side of the property leading to the rear garden.

Rear Garden

A further feature of the home due to its size and seclusion. The first areas of garden are paved to the rear and full width of the property and offer ample space for garden table and chairs. The majority of garden is then laid to lawn. Flower and shrub border. To the rear of the garden is another large paved patio area with two summerhouses. Outside wall lights.

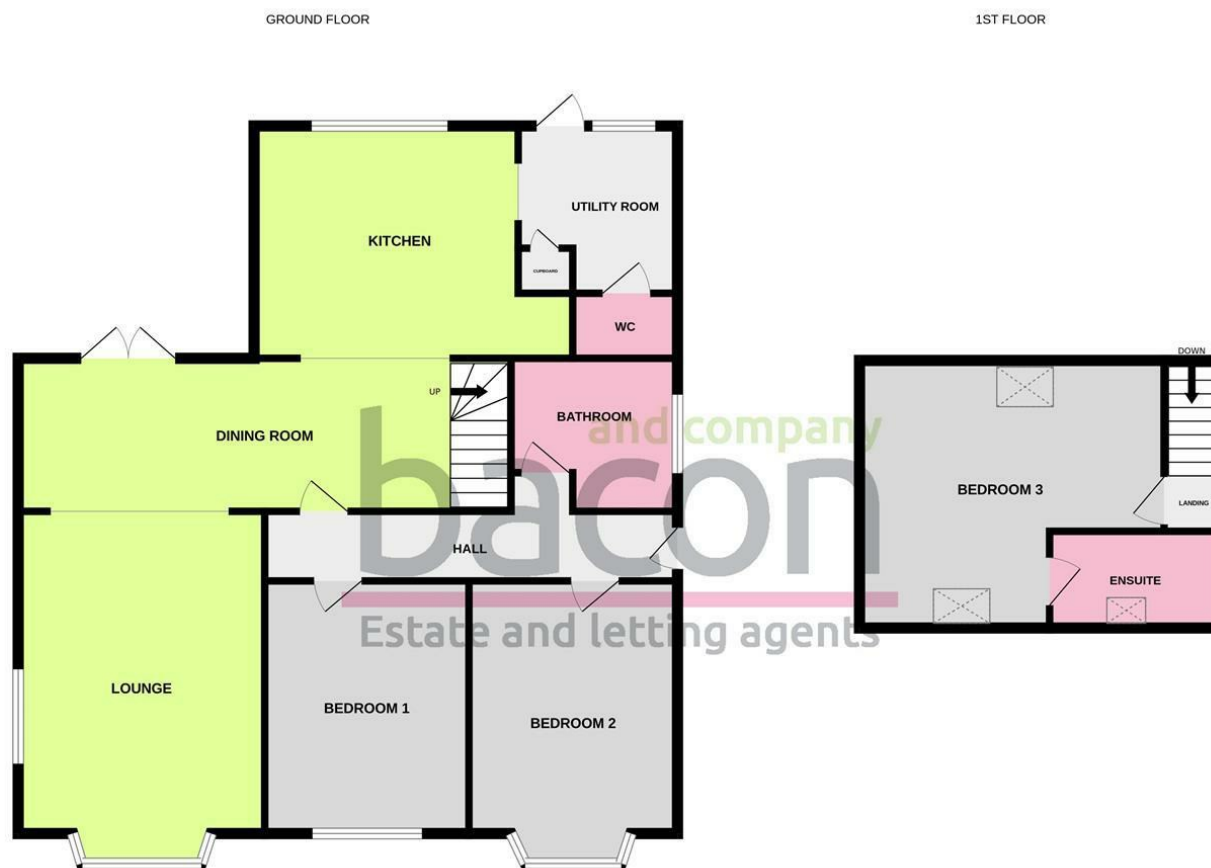
Council Tax

Council Tax Band E









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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