



56 Rusper Road South, Worthing, BN13 1LP
Asking Price £495,000

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Three bedroom detached bungalow in the popular Tarring location, this property offers spacious and versatile accommodation. The bungalow briefly comprises of an enclosed entrance porch, south aspect living room with bay window, kitchen including appliances, all three bedrooms can all accommodate a double bed with bedroom three offering the potential to serve as a dining room, a bathroom in addition to a separate shower room. Externally the property provides ample off-road parking, car port & garage, the front and rear garden have been beautifully maintained. The bungalow is offered chain free.

- Detached Bungalow
- Three Bedrooms
- Bathroom and Shower Room
- Versatile Internal Space
- Off Road Parking with Additional Car Port
- Conservatory
- Landscaped Gardens
- Garage
- CHAIN FREE



Entrance Porch

Enclosed entrance porch. UPVC front door. Double glazed windows.

Door to;

Entrance Hallway

Carpeted hallway with cloaks cupboard. Access to all rooms;

Living Room

South aspect living room overlooking the front garden. Double glazed bay window. Carpet. Textured ceiling with pendant light. Radiator. Electric fireplace.

Kitchen

Galley style kitchen. Rolltop work surfaces, Range of base units and drawers with matching wall units. Fully tiled walls. Tracked spotlights. Freestanding fridge/freezer. Freestanding oven with gas hob. Freestanding undercounter washing machine and tumble dryer. Boiler enclosed in kitchen cabinet. Door to car port and side access.

Bedroom One

Double bedroom with wardrobe space overlooking the conservatory and rear garden. Textured ceiling with pendant light. Carpet. Radiator.

Bedroom Two

Double bedroom currently being used as an office. Carpet. Double glazed window. Radiator. Textured ceiling with pendant light.

Bedroom Three

Double bedroom currently being used as dining area. Carpet. Textured ceiling with pendant light. Radiator. Double glazed window. Door leading to the conservatory.

Bathroom

Cream bathroom suite with part tiled walls. Corner bath with riser rail shower. Low level toilet. Bidet. Wash hand basin. Mirrored vanity cabinet. Obscured double glazed window. Radiator.

Shower Room

Corner shower. Wash hand basin with cabinet storage below. Concealed cistern toilet. Part tiled walls. Mirrored vanity unit. Obscured double glazed window. Radiator.

Conservatory

To the rear of the property accessed via the third bedroom/dining room. Tiled flooring. Double glazed windows. Radiator. Door leading to rear garden.

Outside;

Rear Garden

Well maintained private rear garden. Low maintenance garden. Mainly laid to lawn with paved area and path. Summer house. Planted borders. Side access to the front of the property. External power points. Water butt.

Front Garden

Beautifully landscaped front south aspect garden. Secluded area lined with mature hedging. Raised flower planters. Mostly laid to lawn with path leading to porch.

Driveway

Off road parking for multiple cars. Gate leading to car port and;

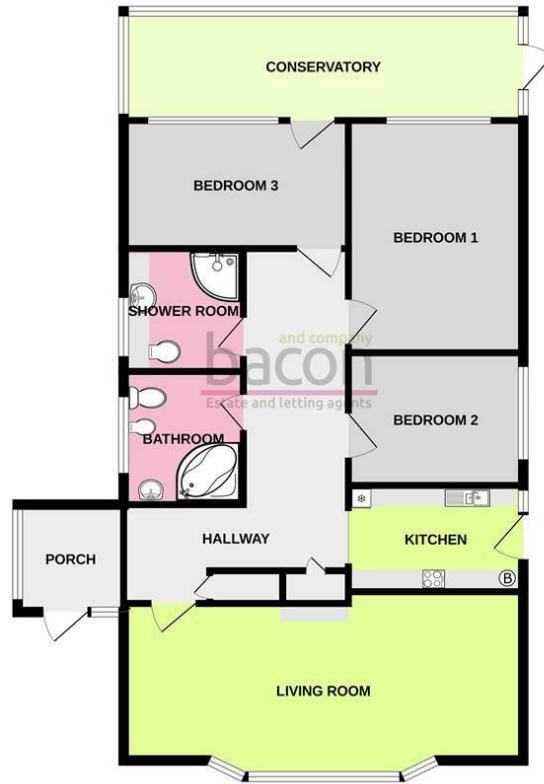
Garage

Gated garage. Power and light.

Draft version

Draft Version 1

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
(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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