

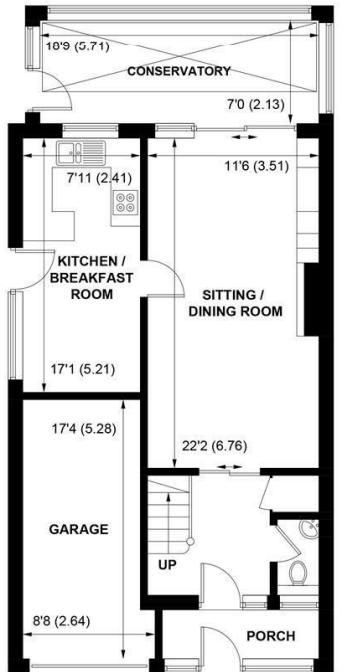


Sims Williams

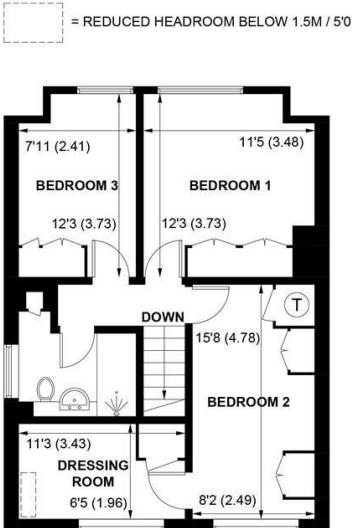


1, TYNE CLOSE, WORTHING, BN13 3NG





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1253 SQ FT / 116.4 SQ M

GARAGE = 140 SQ FT / 13.0 SQ M

TOTAL = 1393 SQ FT / 129.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

**ARUNDEL OFFICE**

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# £415,000 Freehold

## 1 TYNE CLOSE WORTHING BN13 3NG

- Semi-Detached House
- Spacious Sitting Room with Gas Fireplace
- Dual Aspect Kitchen/Breakfast Room
- Conservatory with Garden Views
- 3 Double Bedrooms with Fitted Wardrobes
- Modern Fitted Shower Room
- South Facing Mature Garden
- Garage & Driveway Parking
- No Onward Chain

### EPC RATING

Current = D

Potential = B

### COUNCIL TAX BAND

Band = D

An opportunity to purchase a charming semi-detached property, located in a quiet cul-de-sac. The property offers a spacious sitting room, kitchen/breakfast room, 3 double bedrooms, garage, driveway parking, and a south-facing garden.

Upon entry, you are welcomed into the entrance porch and through into the spacious hallway with stairs to the first floor, a ground floor cloakroom, and double doors to the living room. The living room features a fireplace with gas fire and sliding doors to the conservatory, providing access to the garden.

The kitchen/breakfast room is fitted with a range of base and eye-level units, an integrated oven and hob, and space for a washing machine and dishwasher. There is also space for a table and chairs, along with side door access to the garden.

To the first floor, there are 3 double bedrooms, all fitted wardrobes and the primary bedroom benefits from a dressing room/study. There is a modern family shower room comprising a walk-in shower, washbasin, storage cupboards, and WC.

Outside, there is a delightful south-facing garden, mainly laid to lawn with mature plant borders, trees providing privacy, and two terraces ideal for entertaining. To the front of the property, there is driveway parking and a garage. The property is offered with no onward chain.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

Head south on A27 from Arundel towards Worthing. Continue straight on the A27 until you reach the Durrington exit and take the exit for Durrington and follow the signs for Salvington Road, turning right onto Salvington Road. Then take the first left onto Tyne Close. 1 Tyne Close will be on the left side of the road.





Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678  
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract