

It's all in the details...



48 Upton Road

Tarring, Worthing, West Sussex, BN13 1BZ

Price £375,000

- Excellently extended layout
- Hugely versatile ground floor bedroom
- Attached garage and driveway parking
- Superbly landscaped garden
- Impressively presented throughout
- Smart reception room with bay windows and wood burner
- Sleek handleless kitchen/breakfast room with central island
- Additional double aspect dining room opening onto the garden
- Two equally notable first floor bedroom, deluxe bathroom and cloakroom
- Favoured Tarring location near to local schools, village shops and a mainline station

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Excellent extended and presented end of terrace family home in a favoured Tarring location with attached garaging and landscaped gardens. A stylish modern interior features two superb reception rooms and contemporary kitchen/breakfast room.

Step Inside

Perfectly placed for local schools, this end of terrace home has been thoughtfully extended and arranged to generate plenty of versatility for family life, working from home and multi-generational living. The greenery of lovely large gardens, to both the front and rear, supply attractive outlooks to an impressive layout with a hugely free flowing feel.

Impeccably styled with a classic grey and white colour scheme that features throughout, a generous living room combines the charm of bay windows and the focal point of a wood burner to create an inviting space in which to relax and spend time together. Its notable dimensions connect to a beautifully light filled large kitchen/breakfast room where the clean lines of handleless cabinets and rich grey countertops provide a wealth of storage and workspace. An array of integrated appliances makes every day life as easy as possible. Whilst the bar stool overhang of a broad central island provides the ideal spot to sit with a morning coffee or catch up on the day's events over a glass of wine, the considered design extends seamlessly into a double aspect dining room where a demi glazed door takes you out into the landscaped rear garden.

Across the hallway a ground floor bedroom with full height windows and its own door to the garden has the versatility to cater to your own needs. A cloakroom is ideal for guests and busy households and a deep under-stairs cupboard supplies handy hidden storage.

With sunlight filtering down from above, a turning staircase adds to the sense of space leading the way up to the first floor where the exemplary levels of presentation continue in each of the two notably sized bedrooms. Both benefit from recessed wardrobe storage and together they share a deluxe family bathroom. Arranged in an oversized metro tile setting that complements the kitchen, its contemporary suite includes a grey Shaker basin console and a matching panelled bath with a glass screen and overhead shower.

Step Outside

Positioned at the end of a small terrace of handsome yellow brick homes, this Tarring house sits back from the road behind a considerable lawned garden. To its side a private driveway combines with an attached garage to add the convenience of off-road parking for several vehicles.

The doors of the dining room and ground floor bedroom entice you out onto an excellently landscaped rear garden designed with modern family life in mind. A secluded side patio is ideal for an afternoon tea break and an Astroturf lawn provides low maintenance space for children to play while you enjoy al fresco dining on the spacious stone paving of the main garden. High fencing lends privacy, mature borders add colour and interest through the seasons and a charming summerhouse is a peaceful hideaway.

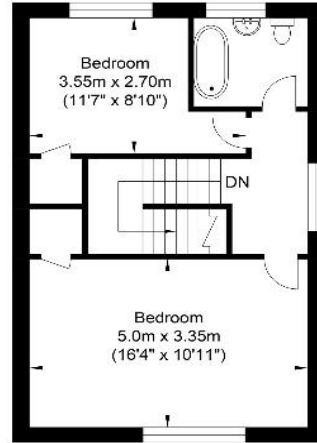
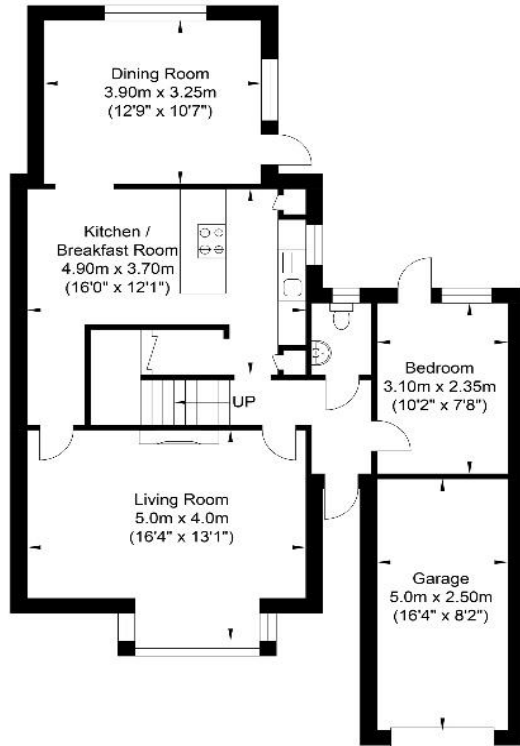
In your local area

With its pretty period cottages and popular inns Tarring is one of the oldest village areas in Worthing. Near to Tarring Park and local shops, Upton Road is within easy reach of noteworthy local pubs, the George & Dragon, The Parsonage and The Vine all of which are popular for their food and gardens.

Worthing Leisure Centre is approx a mile from your door, The Boulevard gives easy access to the A259 and West Worthing mainline train station is circa only 0.7 miles. Worthing town centre has plenty of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose, Marks & Spencer and Morrisons.



Upton Road, Worthing



Ground Floor
Approximate Floor Area
861.32 sq ft
(80.02 sq m)

First Floor
Approximate Floor Area
438.62 sq ft
(40.75 sq m)

Approximate Gross Internal Area = 120.77 sq m / 1299.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band D

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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