

*It's all in the details...*



## 5 Heathfield Close

Tarring, Worthing, West Sussex, BN13 1LJ

£475,000

- Superbly presented semi-detached chalet bungalow
- Excellently extended and presented layout
- Detached garage and driveway parking
- 2 hugely versatile ground floor bedrooms
- Stylish south facing living room with wood burner
- Contemporary double aspect kitchen/dining room opening onto a decked terrace
- 3 impeccable first floor bedrooms
- Attractive enclosed rear garden
- Fantastic family bathroom, cloakroom and utility room
- Favoured cul de sac location near to local schools, commuter routes and village shops

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Stylish semi-detached chalet bungalow with a superbly extended spacious layout, garage and driveway parking. Prized cul de sac location, excellent living room with wood burner and outstanding kitchen/dining room opening onto attractive gardens.

### **Step Inside**

Sitting back from a favoured West Tarring cul de sac behind a substantial gravel driveway framed by palms and conifers, this exceptional semi-detached property offers a stylish modern interior and a wealth of versatile space.

Impeccably extended to create a spacious two storey layout, its notable proportions unfold from a central hallway onto an exemplary living room with a refined grey colour scheme. South facing windows allow ample sunlight to filter in and whilst floating shelves in chimney breast alcoves supply plenty of storage a focal point wood burner nestles in the fireplace beneath a wood mantel.

The more than generous dimensions continue to the rear where a double aspect kitchen/dining room stretches out across the full width of the property creating a sociable space for both family life and entertaining. Sleek white gloss cabinets wrap-around the kitchen housing an array of integrated appliances and wide sliding doors in the smart modern dining area offer a seamless connection with a decked terrace that's ideal for al fresco drinks and barbeques. An additional door in the kitchen makes it easy to take a break and step out into the fresh air and a separate utility room keeps laundry hidden from view.

The levels of presentation continue in two more than generous ground floor bedrooms that have the flexibility to become a home office, games/cinema/TV room or guest room if preferred. Upstairs three immaculate bedrooms are equally stylish, bright and airy. Their considered design is ideal for contemporary family life. Each of the two double bedrooms has access to handy storage within the eaves and includes one with an expanse of skylights that fill the room with sunlight. A large single room has a vibrant accent wall that children will love and a deluxe family bathroom features monochrome metro tiles and an encaustic style patterned floor that lend smart finishing touches. A ground floor cloakroom completes the layout.

### **Step Outside**

Attractive whilst also easy to maintain the enclosed rear garden offers something for everyone. The kitchen/dining room opens onto a decked terrace perfectly sized for al fresco dining and with the added bonus of fitted storage. An established lawn has space for children to play and a considerable raised timber plant is ready for you to add your own choice of flowers, herbs or vegetables. A gravel path takes you down to a substantial timber shed with room for bikes and garden furniture.

To the front of the property a wonderfully wide walled gravel frontage combines with a detached garage to supply private off-road parking for several vehicles. An adjoining outbuilding provides further storage and opens onto the garden.

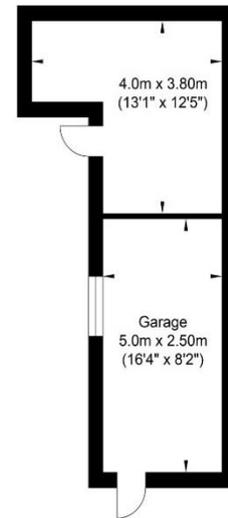
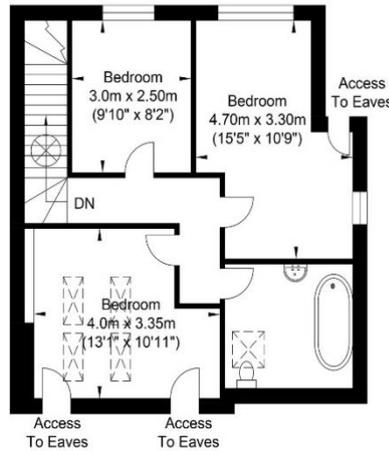
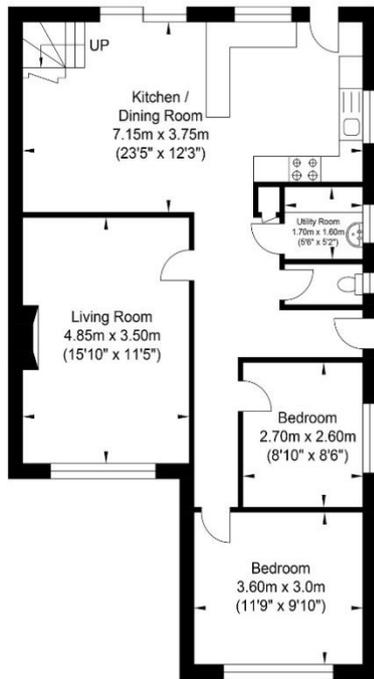
### **In your local area**

Within a short walk from Tarring Park this semi-detached home is within easy reach of the village coffee shop and historic pub. Local schools include the ever popular Thomas A` Becket schools, Worthing High School, a Northbrook College campus and Davison Church of England High School for Girls.

Tarring village is home to a number of beautiful listed buildings and a range of local shops and amenities. Worthing town centre has plenty of further choice with high street and independent shops, bars and restaurants, along with major supermarkets. The A27 and A24 supply convenient commuter routes, and West Worthing mainline station is circa 1 mile from your door.



# Heathfield Close, Worthing



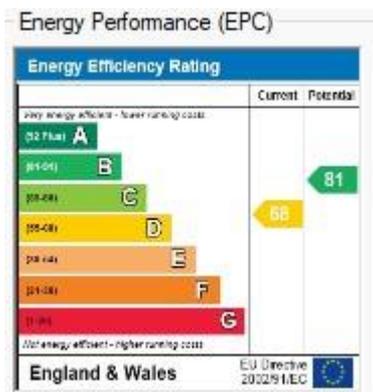
Ground Floor  
Approximate Floor Area  
820.85 sq ft  
(76.26 sq m)

First Floor  
Approximate Floor Area  
526.57 sq ft  
(48.92 sq m)

Outbuilding  
Approximate Floor Area  
265.33 sq ft  
(24.65 sq m)

Approximate Gross Internal Area = 149.83 sq m / 1612.75 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



## Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band C

**Flood Risk:** Rivers & Sea – Very Low

Surface Water – Very Low

### 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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