

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



## 53 Leeward Road

Worthing, Worthing, West Sussex, BN13 1NB

£474,950

- Stylish semi-detached chalet bungalow
- Superbly extended layout
- Private driveway parking and detached fully powered outbuilding
- Lovely enclosed rear garden with landscaped patios and central lawn
- Large bay fronted living room
- Spacious Shaker kitchen/dining room with fireplace, integrated appliances and French doors to the pa
- Ground floor main double bedroom and deluxe wetroom
- Three first floor double bedrooms and stylish modern bathroom
- Plenty of options for a home office, gym or games room
- Easy access to schools, the A259 and mainline station

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Superbly extended semi-detached chalet bungalow with a versatile fully powered outbuilding and plenty of private driveway parking. A stylish layout includes an integrated speaker system, large living room and spacious kitchen/dining room opening onto a landscaped garden.

#### Step Inside

Sitting back from Leeward Road behind a walled garden that lends a cherished measure of privacy, this semi-detached West Tarring home has a huge amount of versatility for families, multi-generational living and working from home. A brilliantly extended layout has an impressive easy flowing feel, while a detached outbuilding in the landscaped rear garden offers a host of possibilities.

Once inside you'll find an impeccably presented layout unfolding from a central hallway that instantly gives a great sense of space. Looking out onto the greenery of the front garden from south facing bay windows, a double aspect living room pairs the refined grey tones of its walls and plush carpeting with the deep heritage green of an accent wall. Integrated speakers and recessed downlights stretch out above you and the notably generous dimensions create a wealth of space to relax and unwind.

Equally impressive, a tremendous kitchen/dining room is filled with sunlight from wide French doors that take you out onto an expansive patio. Spacious and accomplished, its design generates a wonderful place for both day to day life and evenings entertaining friends whilst giving you all the excuse you need to step outside and enjoy al fresco days in the garden. A wealth of Shaker cabinets features throughout supplying storage that's both stylish and functional, while a contemporary fireplace in the large dining area adds a sleek yet homely focal point. A first class array of integrated appliances includes the convenience of eye-level tower ovens and a wine chiller. Ruby red splashbacks add a pop of colour and a demi-glazed door to the side gives handy access to the driveway, letting you unload shopping straight from the car with ease. Further integrated speakers add to the sociable relaxed feel and the timber tones of the floor complement the richness of the splashbacks.

Flexible to your needs, a ground floor main bedroom continues the level of presentation and sizable dimensions. Tastefully chosen fitted wardrobes and overbed cupboards provide plenty of storage without encroaching on the floor space while across the hall a deluxe wetroom with a waterfall shower is finished with the subtle glow of LED lighting subtly set within the ceiling cornicing.

Upstairs, three further double bedrooms provide an ideal degree of flexible accommodation. The largest two sit peacefully to the rear with garden views, walls of fitted wardrobes and space for desk/study areas. Currently used as great home office, the fourth has a large south facing skylight in its high sloping ceiling that lets a lovely stream of natural light filter in. Together these three rooms share a contemporary family bathroom with a full size bath and handy recessed storage. A classic white tile setting with accent vertical black brick strips adds an exemplary finishing touch to this modern day home.

#### Step Outside

Outside at the rear of the property the French doors of the kitchen/dining room make it effortlessly easy for daily life to filter out on the extensive landscaped patio of an enclosed garden. Wrapping around the central lawn it generates a fantastic choice of spaces for al fresco dining and relaxing in the summer sun. A selection of mature evergreen shrubs fills a well-tended flowerbed while a stepping stone path leads to a picture perfect second patio that sits tucked in the corner beneath a beautiful wall of established wisteria. Statuesque neighbouring trees add to the idyllic backdrop while to the side, secure French doors open into a detached outbuilding with power, lighting and plumbing. Cleverly converted from the original garage, it now provides extra space for laundry appliances and could easily become a dedicated home office, games room or gym if preferred.

At the front of the property railway sleepers in the walled garden frame a raised pebble bed with feature trees and a broad private driveway provides off-road parking

#### In your local area

Within a short walk from both Tarring Park and Durrington Recreation Ground with their playgrounds and tennis courts, 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.

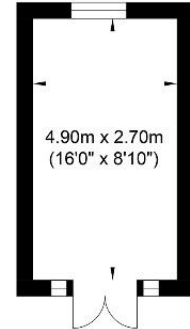
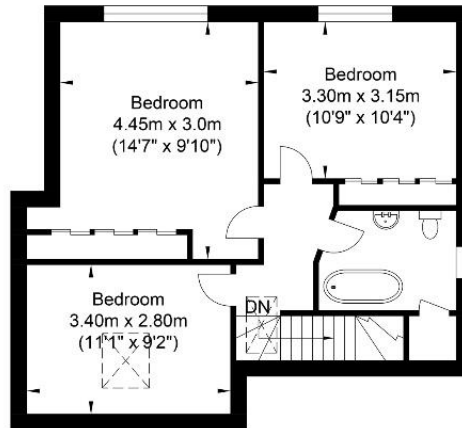
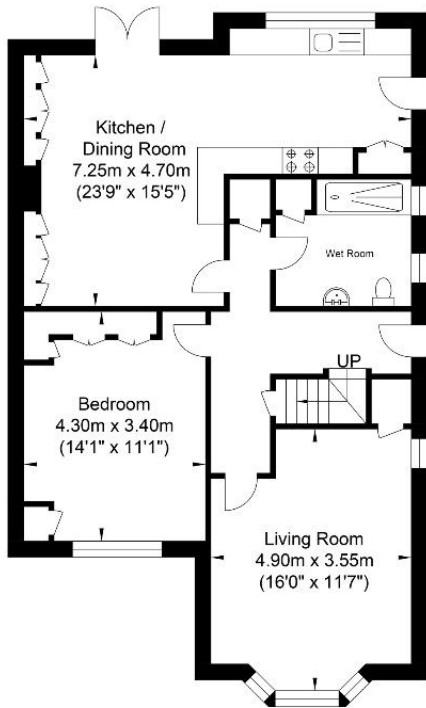
Tarring village is home to a number of beautiful listed buildings and a range of local shops and amenities. Worthing town centre has plenty of further choice with high street and independent shops, bars and restaurants, along with major supermarkets. The A27 and A24 supply convenient commuter routes,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







# Leeward Road, Worthing



Ground Floor  
Approximate Floor Area  
830.43 sq ft  
(77.15 sq m)

First Floor  
Approximate Floor Area  
566.39 sq ft  
(52.62 sq m)

Outbuilding  
Approximate Floor Area  
142.40 sq ft  
(13.23 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 129.77 sq m / 1396.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Additional Information

**Tenure:** Freehold

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

**Flood Risk:** Surface water – Very Low

Rivers and Sea – 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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