



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



70 Melrose Avenue

Worthing, West Sussex, BN13 1PA

£475,000

- Semi-detached stylish modern bungalow
- Impeccably presented throughout
- Fully powered garden room
- Detached garage and ample private driveway parking
- Idyllic and secluded rear garden
- Large double aspect lounge with leaded bay windows
- Fully fitted contemporary kitchen/diner with French doors to the patio
- 3 generous and equally impressive bedrooms
- Large deluxe shower room
- Tree-lined road within easy reach of the A27, a mainline station and local schools

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

On a prized tree-lined road near to the shops and cafes of both the Boulevard and South Street, this exceptional West Tarring bungalow is an impeccably presented contemporary home. Semi-detached with a stylish landscaped frontage and picture perfect rear garden, its impressively sized layout and fully powered garden room combine to provide a fantastic work/life balance for both families and anyone working from home.

With soft subtle tones, grey carpeting and a modern vinyl floor, the cohesive sense of style that features throughout generates a lovely feeling of light and space that stays with you as you explore each room.

A central hallway hints at the excellent presentation to come and unfolds onto a large double aspect lounge filled with sunlight from west facing leaded bay windows. Utterly immaculate, its notable proportions supply ample space to relax and unwind whilst also having room for a desk/study area.

Take a stroll to the rear and it's there that you'll find a smart modern kitchen/diner fully fitted with a wealth of glossy powder blue cabinets and a great array of integrated appliances that includes a tower oven, hob, and space for a slimline dishwasher. Marble effect countertops and upstands add a deluxe finishing touch creating the chance to have a coffee station and a matt black sink gives a tastefully chosen contrast to the colour scheme. French doors make it effortlessly easy to filter out onto the patio for meals in the sunshine.

Versatile to your needs, a trio of bedrooms are ideal for a growing family. A gorgeous main bedroom looks out over the greenery of the rear garden and children and teenagers of all ages will love the amount of space the second double bedroom has to offer. Equally noteworthy, a large single bedroom easily accommodates bunk beds and has a high alcove that provides the perfect spot for a desk or dressing table. Together, they share a beautifully appointed and proportioned contemporary shower room where a brilliantly wide glass framed waterfall shower and countertop basin are arranged in a deluxe tile setting. The shower room also includes cupboard space for a washing machine and tumble dryer.

Helping to keep things clutter-free, a duo of recessed hallway cupboards complete the layout of this outstanding semi-detached bungalow.

Outside

Framed by high fencing and stretching down to the magnificent height and foliage of two Sycamore trees, the enviably secluded rear garden conjures a fabulous sanctuary from a busy day. The French doors of the kitchen tempt you out onto the stylish landscaping of a patio that's perfectly sized for everything from a morning coffee to al fresco dining with friends and family. Its paving extends out and down to form an idyllic seating area in front of a garden room (fully powered and wired for data) with a timber clad facade painted in the pretty greenish hues of Eton Blue. Its illuminated overhang demonstrates an attention to detail while rich navy blue double doors open to reveal an interior that could be a superb home office, gym, garden bar or games room – the choice is yours!

An established lawn provides plenty of opportunity for children to play as well as further excuse for you to sit and unwind in the summer sun surrounded by fully stocked borders of evergreen shrubs.

At the front of the property an abundance of slate chippings combine with a prodigious brick paved driveway to immediately give a contemporary feel. The considerable private driveway continues to the side of the property combining with a detached garage to produce off-road parking for several vehicles. High and secure, a timber gate cleverly and subtly sweeps open to give handy direct access to the garden.

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, Melrose Avenue 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 less than a mile on foot from your door, The Boulevard gives easy access to the A259 and Durrington on Sea mainline train station is circa only 0.6 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.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax: Adur & Worthing Band D

Tenure: Freehold

Flood Risk:

Surface water: Very Low

Rivers and the 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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