



2 Lincoln Road | Worthing | West Sussex | BN13 1BQ

Asking Price of **£400,000**



A three bedroom semi detached house located in Tarring in the ever popular Thomas A 'Becket Catchment area. The house has a west facing lounge, 17'9 kitchen/ diner, ground floor cloakroom, modern bathroom, enclosed gardens, off road parking and a garage.



Key features:

- Semi Detached House
- Three Bedrooms
- 17'9 Kitchen/ Diner
- Fitted Kitchen
- Ground Floor Cloakroom
- Enclosed Garden
- Off Road Parking
- Garage
- Close To West Worthing Station
- Thomas A 'Becket Catchment Area

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNALLY There is a storm porch leading to the entrance hall with ground floor wc. At the front of the house is a west facing lounge opening to a 17'9 kitchen dining with granite work surfaces, space for American style fridge freezer, range style cooker, washing machine and dishwasher, from the dining area there is a double glazed lean to leading to the rear garden. On the first floor landing there is access to the loft and a double glazed window. There are two good size double bedrooms and a third single bed. The bath has a modern white suite with shower over the bath and a folding glass screen. There is a pedestal wash hand basin, close coupled wc and airing cupboard.

EXTERNALLY The rear garden is laid to paving with an outbuilding/workshop. There is access to the side and a door to an additional outbuilding with personal door to the garage which is currently used as a gym & storage. The front is laid to lawn and paving with high double gates making the area an enclosed usable space with off road parking and a door to the garage which is currently boarded off.

SITUATED Located in Tarring within the sought after Thomas a Becket school catchment area and within walking distance of Tarring Park. Local shops can be found approximately 0.5 miles away at South Street. Worthing town centre is within 1 mile. The nearest station is West Worthing, approximately 0.5 miles away

ENTRANCE HALL:

LOUNGE: 13' 10" x 11' 10" (4.22m x 3.61m)

KITCHEN/DINER: 17' 9" x 11' 10" (5.41m x 3.61m)

GROUND FLOOR CLOAKROOM:

FIRST FLOOR LANDING:

BEDROOM ONE: 14' x 11' (4.27m x 3.35m)

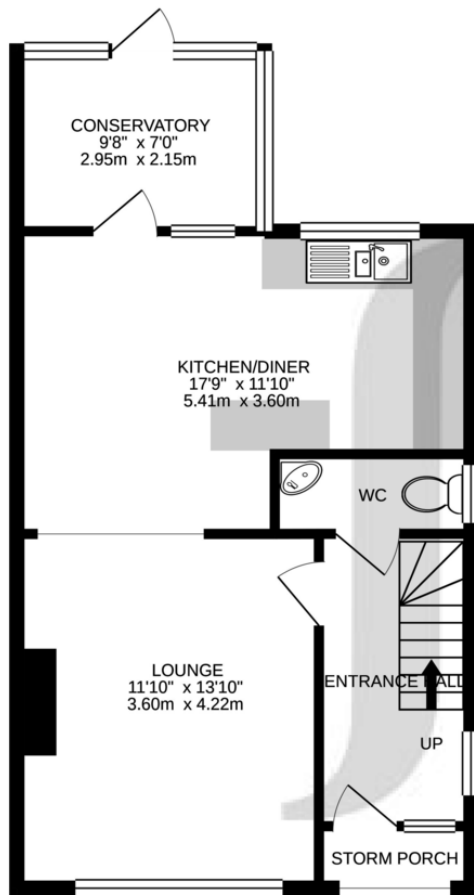
BEDROOM TWO: 11' 10" x 11' (3.61m x 3.35m)

BEDROOM THREE: 8' 5" x 6' 5" (2.57m x 1.96m)

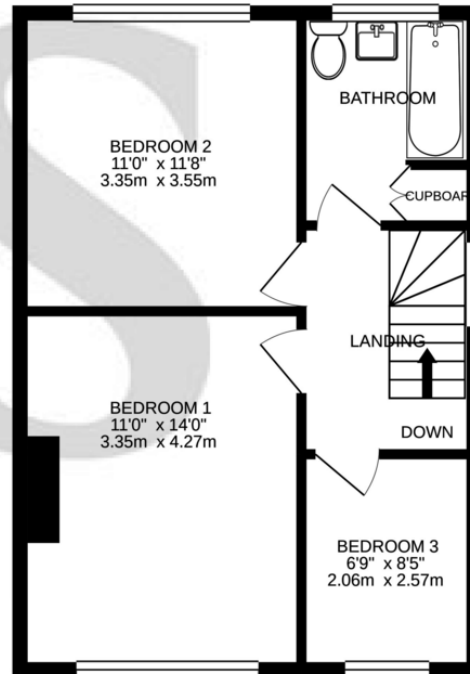
BATHROOM:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



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Property Details:

Floor Area: TBC – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C