



Tarring Road, West Worthing, Worthing, BN11 5JJ
Guide Price £325,000



We are pleased to offer the opportunity to purchase a period style, mid terrace house. The property offers two bedrooms, lounge, dining room, fitted kitchen, good size bathroom and a south facing rear garden. The house benefits from being within close proximity to Goring Road Shopping Facilities and West Worthing Railway Station.



Key Features

- Mid Terrace House
- Two Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- South Facing Rear Garden
- Good Size Bathroom
- Close To West Worthing Railway Station
- Goring Road Shopping Facilities Within Walking Distance
- Chain Free
- Elm Grove School Catchment Area



2 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance with access to the lounge & dining room. The lounge/ dining room offers a bay fronted window with fire surround and electric fire. The dining area space benefits from a south facing window into the sun room and stable door into the kitchen. The kitchen comprises of wall and base units with built in oven, gas hob, space for under counter fridge and freezer, space and plumbing for washing machine, sink, drainer, access to the under stairs storage and door leading into the sun room. The sun room has access to the rear garden. On the first floor there is access to a good size storage cupboard. The primary bedroom is located to the front of the property and offers built in double wardrobes. Bedroom two benefits from a south facing window. The bathroom is a good size and comprises of walk in shower cubicle, bath with taps, wash hand basin, WC and access to a cupboard housing the gas fired combi boiler.

EXTERNAL

The front has been laid to block paving with mature bush giving privacy to the front and pathway to front door. The rear garden has been mainly laid to lawn with raised patio, shed and timber gate giving rear access.

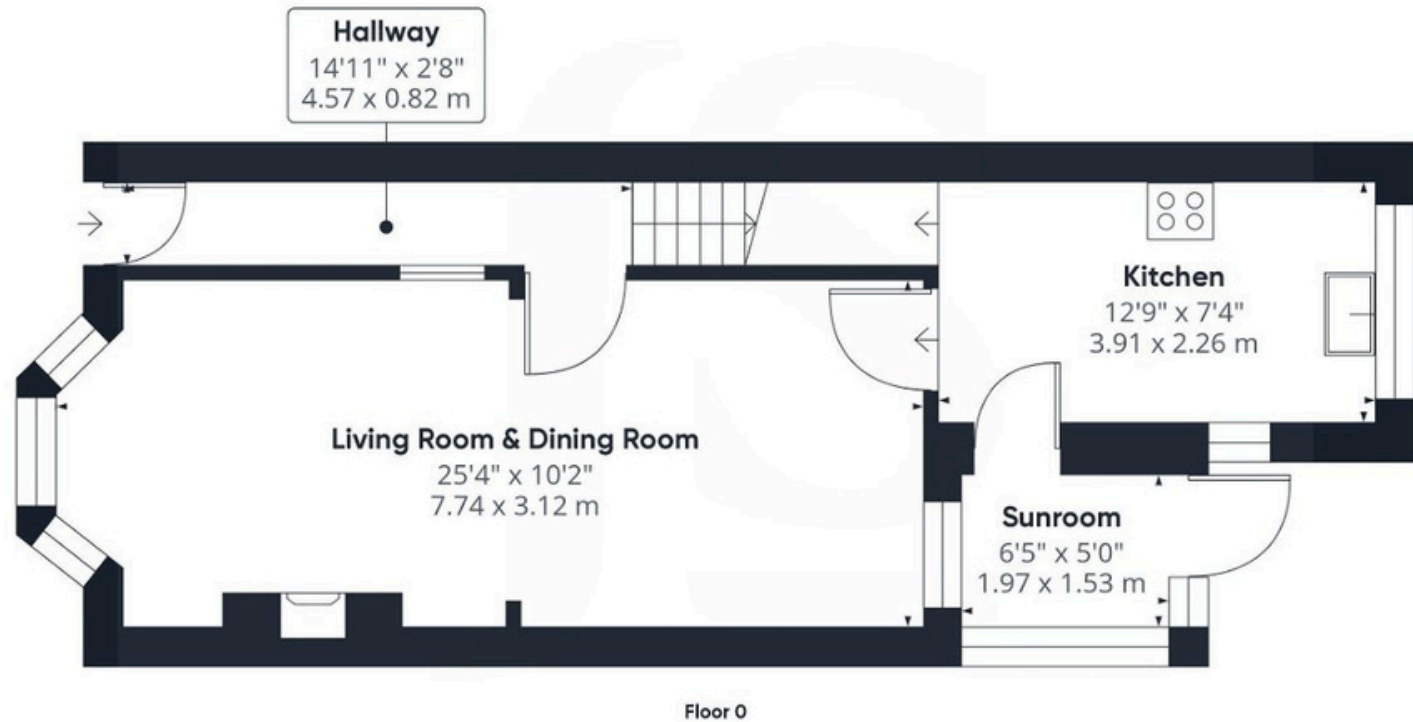
SITUATED

On Tarring Road, the house is under 400 yards away from West Worthing Railway Station. Goring Road shopping parade offers coffee shops, eateries, convenience stores and banks and is located only a short walk away. The house falls within the popular Elm Grove School catchment area. Bus routes run on Goring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.4 miles away.

COUNCIL TAX BAND

B





Floor 0



Floor 1

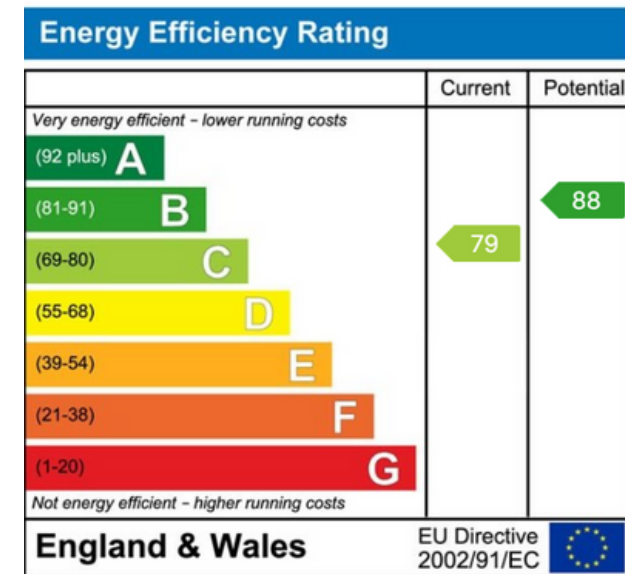


Approximate total area⁽¹⁾
819.1 ft²
76.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Property Details:

Floor area (as quoted by EPC): 79 sqm

Tenure: Freehold

Council tax band: B

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.