



Little Dormers, Glebe Road, Worthing, BN14 7PF

Guide Price £750,000



We are pleased to be able to offer a detached house to the market situated in Tarring Village. The property offers four double bedrooms, two bathrooms, two reception rooms, kitchen/ breakfast room and ground floor WC. The property also benefits from a very good size south facing rear garden, integral garage and off road parking.



Key Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms & Ground Floor WC
- Kitchen/ Breakfast Room
- Very Good Size South Facing Rear Garden
- Integral Garage
- Off Road Parkin
- Close To Local Shopping Facilities
- Viewing Highly Recommended



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Front door leading into the entrance hall with access to all ground floor rooms and the ground floor WC. The dining room is located to the front of the property and the lounge is located to the rear which offers double sliding doors and is a very good size with a feature brick wall. The kitchen/ breakfast room offers wall and base units, built in double oven, electric hob, space and plumbing for washing machine, dishwasher, tumble dryer, space for under counter fridge, breakfast bar, door leading out to the side and door leading out to the integral garage. The garage has power for additional freezer and offers up and over door. On the first floor there are four double bedrooms with the primary bedroom offering an en-suite shower. There is a family bathroom which comprises of bath with shower over, wash hand basin and WC.

EXTERNAL

To the front of there property there if off road parking for several cars and access to the garage and gate leading to the rear garden. The rear garden is south facing and offers a beautiful courtyard with brick paving and the original flint wall with archway leading into the very good size lawned section. The lawned section offers mature tree's, shrubs, patio area and timber shed.

LOCATION

In the highly desirable and sought after location of Glebe Road, the property is just next door to Tarring church and only a short walk from Tarring tennis courts, bowls green & Tarring park with the children's playground and basketball courts. The property falls within the Thomas A Becket school catchment areas and both the infant and junior schools are within 0.5 miles; there are a wealth of secondary schools locally, all accessible from the property. Pubs, coffee shops and newsagents can be found in Tarring village just 100 yards away from the property. The outstanding St Lawrence doctors surgery is located just a short walk away from the property. West Worthing train station is positioned approximately 0.5 miles away and bus routes run locally.

COUNCIL TAX BAND

F





Floor 0



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.



Approximate total area⁽¹⁾

1730.08 ft²
160.73 m²

Reduced headroom

38.32 ft²
3.56 m²

(1) Excluding balconies and terraces

Reduced headroom

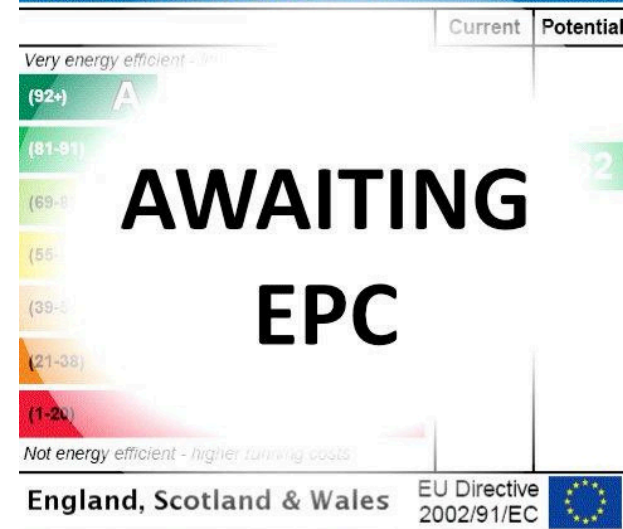
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating



Property Details:

Floor area (as quoted by EPC: 25 sqm)

Tenure: FREEHOLD

Council tax band: F

