



Glebe Road, Worthing, BN14

Guide Price **£425,000**



Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Victorian Semi Detached House
- Two Double Bedrooms
- South Facing Lounge
- Kitchen/ Dining Room
- Bathroom & Utility Space
- Off Road Parking
- Rear Garden
- Original Features
- Situated In A Conservation Area
- Popular Location Close To Local Facilities

We are delighted to present to the market this beautifully presented Victorian semi detached house, ideally located in the sought after Tarring Village. This characterful property offers two spacious double bedrooms, a welcoming lounge with a feature fireplace, a well appointed kitchen/dining room, and a modern bathroom. Additional benefits include a stunning rear garden, perfect for outdoor entertaining and convenient off-road parking. Positioned just a short stroll from local shops and amenities, this home effortlessly combines period charm with everyday practicality.





INTERNAL

The front door opens into an entrance hall, with an oak door leading into the lounge. The lounge features a charming fireplace, parquet flooring and a south facing window that fills the room with natural light. A door leads from the lounge into the kitchen/dining room. Situated at the rear of the property, the kitchen/dining room overlooks the garden and includes base units with wooden work surfaces, a butler sink and a cooker. There's also a spacious larder cupboard, ample room for a dining table and chairs, and a door providing access to the utility area. The utility space offers plumbing and space for a washing machine and tumble dryer, with an additional door leading out to the rear garden. Upstairs, the first floor comprises two double bedrooms. The primary bedroom, located at the front, benefits from access to a built-in cupboard, ideal for use as a wardrobe. The bathroom includes a bath with overhead shower and glass screen, a wash hand basin and a WC. The property retains a number of original features throughout, adding to its character and charm.

EXTERNAL

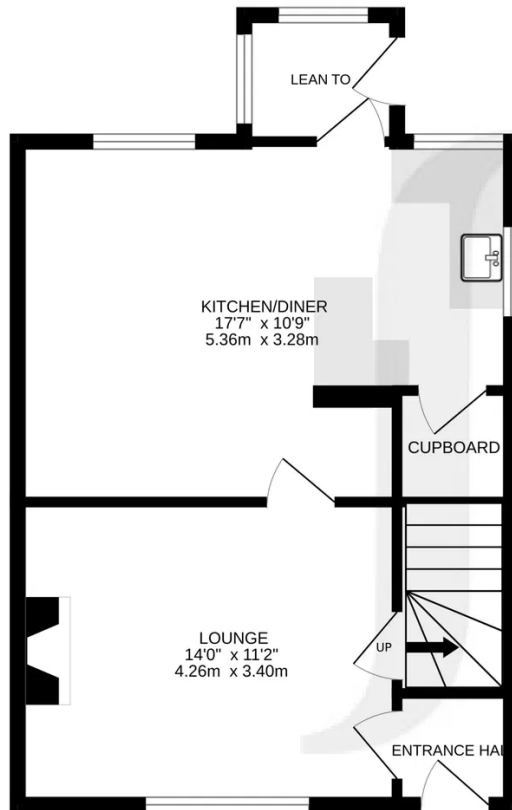
To the front of the property, there is off-road parking and a well-established garden featuring a variety of mature plants. A timber gate provides access to the rear garden, which includes a lawned area, a paved patio, and an array of established plants and shrubs. Additional features include a timber shed, a brick-built outbuilding and a dedicated log storage area.

SITUATED

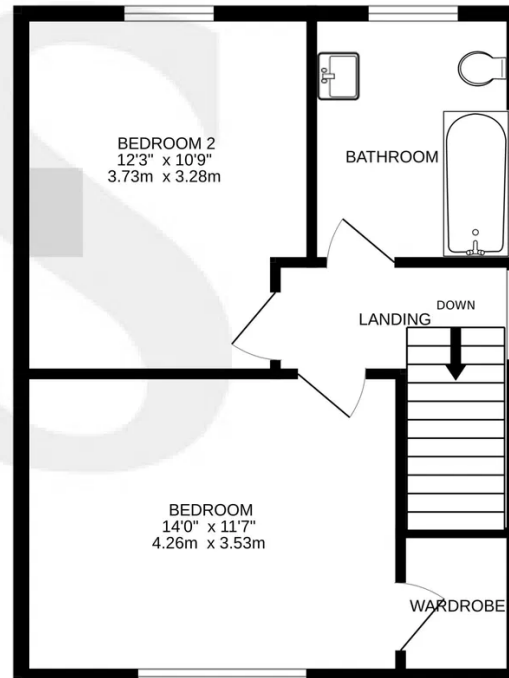
In the highly desirable and sought after location of Glebe Road, the property is just located closely to Tarring church and only a short walk from Tarring tennis courts, bowls green & Tarring park with the children's playground and basketball courts. The property falls within the Thomas A Becket school 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.



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.
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Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

