



Lanfranc Road | Worthing | BN14 7ES  
Offers Over £365,000



We are delighted to offer for sale this well presented, mid terraced family home, positioned in this highly desirable road in Tarring, close to local shops, amenities and mainline train station. The property boasts three bedrooms, two reception rooms, fitted kitchen, three piece bathroom suite, office outbuilding and a well maintained rear garden.



## Key Features

- Mid Terraced Period Family Home
- Three Bedrooms
- Two Reception Rooms
- Characterful Features Throughout
- Dual Aspect Living/Dining Room
- West Facing Garden
- Garden Office With Power
- Popular Tarring Location
- Good School Catchment
- Less Than 0.6 Miles To Worthing Mainline Station



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The wooden front door opens to the welcoming entrance hallway which provides a great space to hang coats and kick off shoes, there is also a useful under stairs storage cupboard and stairs that rise to the first floor. Positioned to the front of the property and measuring a spacious 13'9" x 10'9" is the living room which benefits from two double glazed, east-facing windows, allowing for a wealth of morning daylight. This room has been made open plan with the dining room via an opening in the wall, which makes this large, dual aspect space pleasant to be in all year round, with views of the well maintained rear garden. The fitted kitchen has been installed with an array of floor and wall mounted units with an integrated oven/hob, built in shelving, laminate worktops and a door which leads to the rear garden. To the first floor are three bedrooms, with the main double bedroom positioned to the front of the property and measuring a spacious 11'9" x 10'1". This room provides ample space for various bedroom furniture such as a double bed, bedside tables and wardrobes. The second bedroom is also substantial enough for a double bed and boasts views of the beautiful rear garden. The third bedroom would make the perfect office or single bedroom. The three piece bathroom suite has been finished to contemporary standard with white and blue tiles and has been installed with a bath with shower over, hand wash basin and toilet.

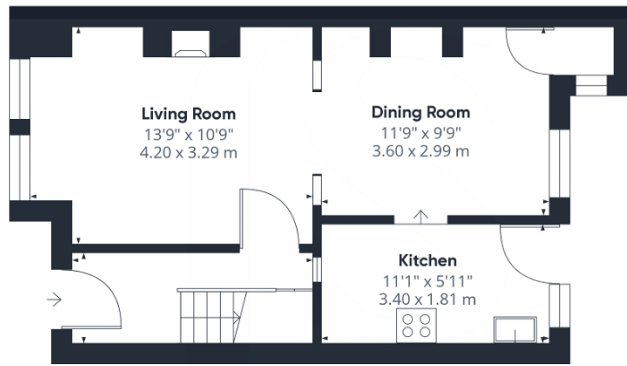
### EXTERNAL

To the front of the property there is a paved front garden with dwarf walls that line all front boundaries. The private and well maintained rear garden has a block paved patio at the top, providing the perfect furniture or barbeque space. There is also a section laid to lawn, which is perfect for the whole family to enjoy. There is an outbuilding which is currently being used as an office, which has been fully insulated, with power and double glazed windows. There is rear access via a twitten.

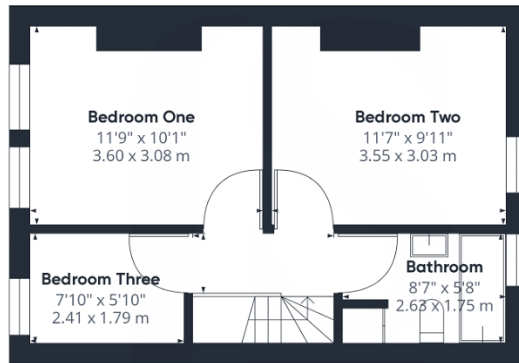
### LOCATION

In a quiet residential area of Tarring and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is mainline Worthing which is less than 0.6 miles away. Bus services run nearby.

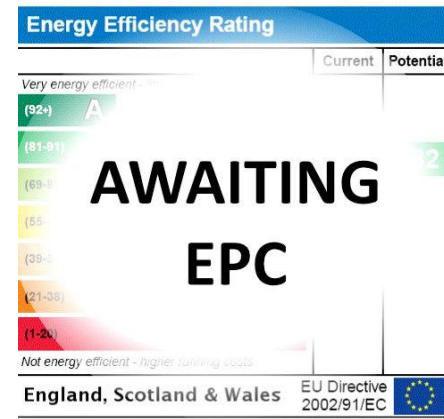




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: (tbc)SqFt

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.