



Lanfranc Road | Tarring | Worthing | BN14 7ER
Guide Price £385,000



We are delighted to offer for sale this extremely spacious and well presented mid terraced family house, situated on this quiet and highly desirable road in Tarring village, close to local shops, amenities and mainline train station. The property boasts three double bedrooms, two reception rooms, modern fitted kitchen & bathroom, boarded loft room, east facing rear garden and is sold with no ongoing chain.



Key Features

- Mid-Terraced Period Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Family Bathroom
- East Facing Low Maintenance Rear Garden
- Less Than 0.6 Miles To Worthing Mainline Station
- Good School Catchment
- Popular Tarring Location
- No Ongoing Chain



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The UPVC front door opens into a convenient internal porch, providing a place to hang coats and kick off shoes before entering into the welcoming entrance hall. Positioned at the front of the property is the west facing living room, measuring 13'6" x 10'7", this bay fronted room provides the perfect snug during the winter months and creates a light and airy room throughout the rest of the year. Positioned adjacent to the living room is the east facing dining room, this spacious room has plenty of space for a large family sized dining table, benefiting from views over the beautifully kept rear garden. The kitchen is situated at the rear of the house and has been recently fitted with modern wall and floor mounted white gloss units, topped with marble effect laminate worktops to create a smart contemporary finish. There is an integrated oven and hob, with space and provisions for white goods alongside a south facing breakfast bar. To the first floor are three double bedrooms, with the larger two positioned towards the front of the house and measuring 10'8" x 13'5" and 11'11" x 9'10". All bedrooms can comfortably fit a double bed alongside various other bedroom furniture. The west facing bathroom is situated at the front of the property and has been fitted with a bath with overhead shower and hand wash basin, with a separate w/c located towards the rear of the house.

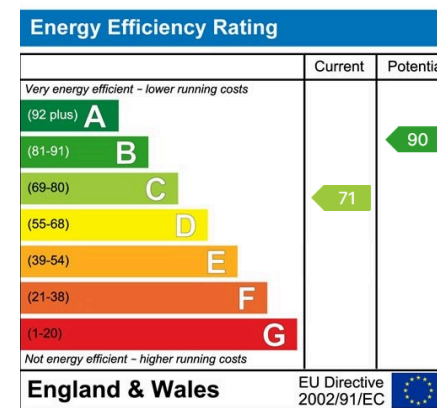
EXTERNAL

To the front of the property there is a paved front garden with dwarf walls that line all front boundaries, creating a convenient place to store bins. The private and beautifully maintained east facing rear garden has been block paved to require minimum upkeep, but also provides the perfect patio space for garden furniture or a barbeque area. There is rear and side 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.





Property Details:

Floor area *as quoted by EPC: 915 Sqft

Tenure: Freehold

Council tax band: C

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 floor plans 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.