



Lanfranc Road | Worthing | BN14 7ER  
Offers Over £300,000





Jacobs Steel are delighted to present this surprisingly spacious mid-terrace family home. Situated on a sought-after residential street, the property features a generous east-facing plot and includes three bedrooms, two reception rooms, a fitted kitchen and bathroom. The house is in need of modernisation and sold with no ongoing chain.





## Key Features

- Mid-Terraced Family Home
- In Need Of Modernisation
- Three Bedrooms
- Two Reception Rooms
- Good School Catchment Area
- Popular & Quiet Residential Location
- Fitted Kitchen
- East Facing Rear Garden
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The entrance hallway leads to the main reception rooms and provides access to the staircase ascending to the first floor. The spacious lounge, measuring 13'5" x 9'4", features a charming bay window that adds character to the home, along with facing west. The dining room is positioned adjacent to the living room and has direct views out onto the rear garden and access to the kitchen. The kitchen has been fitted with an array of various wall and floor mounted units, access to the bathroom at the rear. The bathroom is fitted with a bath and hand wash basin. To the first floor three sizeable bedrooms can be located with the master measuring a substantial 11'8" x 12'9" and features two west facing windows, making this a bright and airy retreat. A separate w/c is also located on the first floor.

### 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 east facing rear garden has been laid with paving and has scope to be a beautifully landscaped area for the family to enjoy.

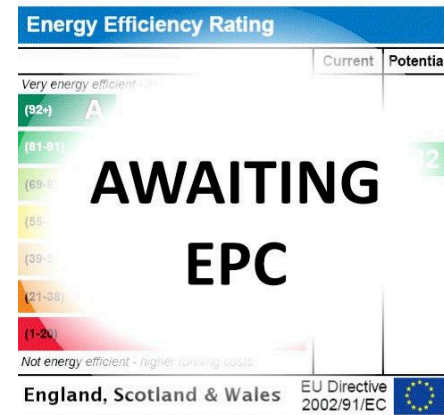
### LOCATION

Nestled in a peaceful residential neighborhood within the Thomas A'Becket catchment area, this location is conveniently within walking distance to local shops on Rectory Road, South Street Tarring, and Tarring Broadway. Worthing town centre, boasting a wide range of shopping options, dining establishments, pubs, cinemas, theaters, and leisure facilities, is located less than a mile away. The closest train station is the mainline Worthing station, situated just under 0.6 miles from here. Additionally, bus services are available nearby.

Council Tax Band B



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area \*as quoted by EPC: tbc

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.