



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Lanfranc Road, Worthing, BN14 7ER

Asking Price £325,000

Aspire Residential are delighted to announce the sale of this most charming two bedroom terrace home, situated only moments from local shops and amenities as well as West Worthing mainline train station which is approx. 0.4 miles away. The accommodation has been well presented throughout and comprises two reception rooms and an open plan kitchen. There are two good size bedrooms and a family bathroom on the first floor. Externally, there is a delightful low maintenance courtyard garden to the rear, ideally for BBQ's and al fresco dining during the summer months.



Council Tax Band: B

- A charming two bedroom terrace home
- Well presented accommodation
- West Worthing train station approx. 0.4 miles away
- The property had a new roof installed in Nov' 2022
- Private courtyard garden to the rear
- Convenient location for local shops and amenities
- Catchment area for popular local schools



Tarring, a historic and quaint neighbourhood in Worthing, captivates residents with its charming blend of period architecture and a warm community atmosphere. With its cobbled streets and historic buildings, Tarring exudes a sense of timeless character. The area features a mix of traditional cottages, Victorian houses, and modern residences, creating a diverse yet cohesive streetscape. Tarring boasts a thriving local community with independent shops, cafes, and cultural venues. Residents can also enjoy the nearby Tarring Park, contributing to the areas appeal as a delightful residential enclave that seamlessly blends history with contemporary living.



EPC Rating:

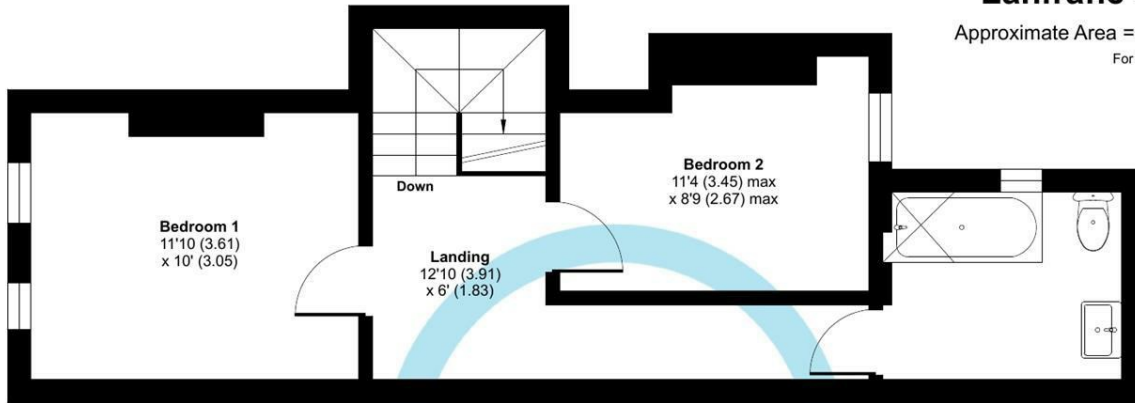
D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

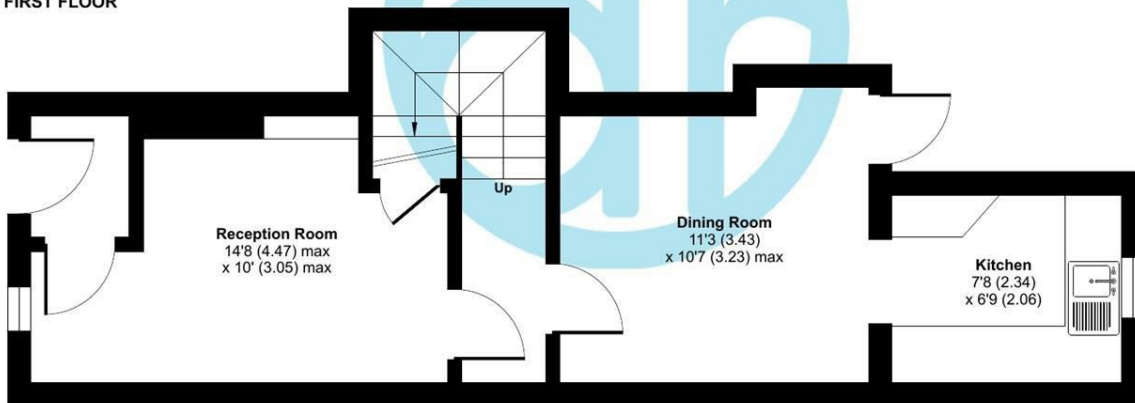
## Lanfranc Road, BN14

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Aspire Residential Real Estate. REF: 1080184

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