



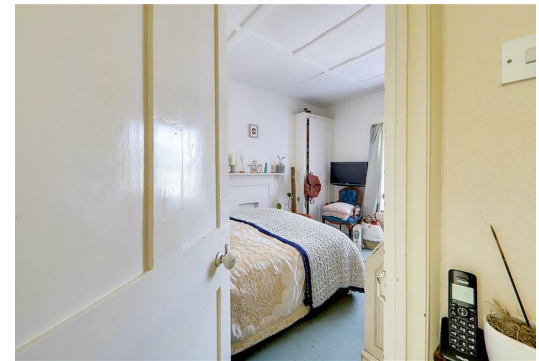
13a High Street, Worthing, BN14 7NN  
Offers In Excess Of £275,000

and company  
**bacon**  
Estate and letting agents



Nestled in the charming High Street of Tarring Village, Worthing, this enchanting end terrace house is a true gem waiting to be discovered. Thought to be late 18th century/early 19th century this unique Grade 2 listed cottage exudes character and history. As you step inside, you are greeted by a cosy reception room, two double bedrooms, kitchen and bathroom/wc. The property also benefits from gas fired central heating. Externally there is a delightful private west facing rear garden and a brick built storage shed. Don't miss this rare opportunity to own a piece of history in a popular village setting.

- Tarring Village
- Charming grade 2 listed cottage
- Two bedrooms
- Kitchen
- Bathroom/wc
- Sitting room
- Gas central heating
- Private West facing garden





Front door to leading to :

### ENTRANCE HALL

Radiator. Under stairs storage cupboard. Latch door to:

### SITTING ROOM

3.66m x 3.10m (12' x 10'2 )  
Wrought iron fireplace with wood surround.  
Radiator. Part glazed door to :

### KITCHEN

3.18m x 1.60m (10'5 x 5'3 )  
Work surface with inset single drainer stainless steel sink unit having cupboards and drawers under. Eye level wall units. Recess for fridge/freezer. Door to outside and door through to LOBBY with space and plumbing for washing machine. Door to:

### BATHROOM/WC

Part tiled. White suite comprising panelled bath

with mixer taps/shower attachment. Close coupled wc. Wash hand basin. Radiator.

Stairs from entrance hall to:

### FIRST FLOOR LANDING

#### BEDROOM 1

4.01m x 3.96m (13'2 x 13')  
Fireplace. Recessed single wardrobe. Built in storage cupboard. Radiator.

#### BEDROOM 2

3.35m x 2.49m (11 x 8'2 )  
Built in wardrobe. Radiator. Double glazed window.

### OUTSIDE

#### COURTYARD

There is a block paved courtyard to the front of the cottage which you have a right of way over.

### PRIVATE WEST FACING REAR GARDEN

Secluded with 6ft fencing to three sides. Laid to lawn with flower borders. Paved patio area. Brick built storage shed.

### Required Information

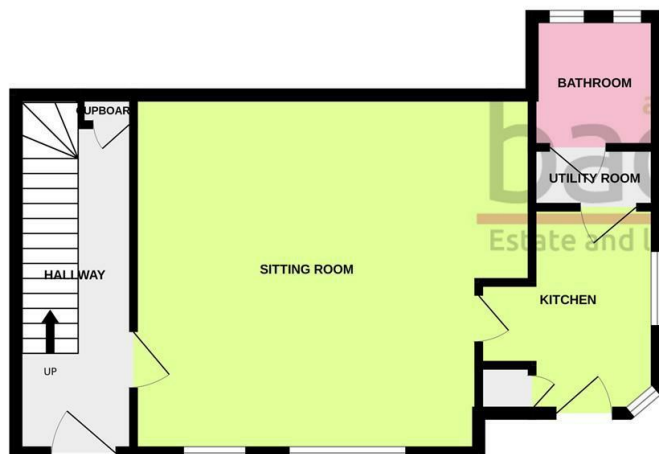
Council tax band: C

Draft version: 1

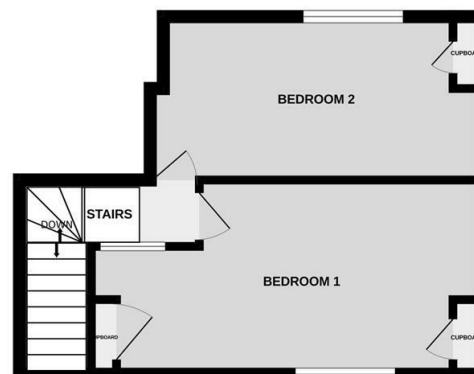
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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.  
Made with Metropix ©2025

Energy Efficiency Rating

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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

