

property details **approval form**

124 Tarring Road, Worthing, West Sussex, England, BN11 4HA

Date: 28 May 2025

Property Ref and Version: CWO110954 - 0016

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£365,000

Tenure: Freehold

>> **key features**

- > Four Bedroom Victorian House
- > Original Fireplaces
- > Outbuilding with Power
- > Close to Station
- > Prime Central Location
- > EPC Rating: E

>> **short description**

A four bedroom mid terrace house with original fireplaces and mostly wooden flooring throughout. Located in a sought after location - 0.3 miles from Worthing Train Station and 0.8 miles from the Seafront.

>> **long description**

Fox and Sons are pleased to bring to market this ideal four bedroom mid terrace house located on Tarring Road. The ground floor accommodation comprises an entrance hall with internal doors leading through to a bay fronted living room with original tiling and recess, leading through to a bedroom on the ground floor. Finishing off the ground floor is a contemporary kitchen with wall base units, under counter storage and space for appliances, the kitchen benefits from bifolding doors leading to a low maintenance garden with two patio areas perfect for entertaining. The first-floor accommodation comprises two double bedrooms, a generous single bedroom, a shower room, and an additional bathroom. The garden hosts an outbuilding which has power and is currently being used as a studio. Conveniently located close to West Worthing train station just under a five-minute walk, along with local shops. Worthing town centre is also within close proximity offering additional shops, cafes and restaurants.

>> **directions**

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Your Fox & Sons office: 6 Chapel Road, WORTHING, West Sussex, BN11 1BJ
T 01903 209055 **E** Worthing@fox-and-sons.co.uk

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>> floor plan



Total floor area 118.5 m² (1,276 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Ben Simons		
Mrs G.A. Hone		