



Offers In Excess Of
£360,000
Freehold

High Street, Worthing

- Mid-Terraced Family Home
- Three Bedroom
- Garage In Compound
- Spacious Courtyard Garden
- Spacious Living Room/ Dining Area
- Downstairs WC
- EPC Rating - TBC
- Council Tax Band - D

We are delighted to offer to the market this three bedroom mid-terrace family home in need of some modernisation situated in this favoured Tarring Village location with local shops, amenities, schools, parks, bus routes and mainline station all nearby. The accommodation offers entrance hallway, lounge, dining area, kitchen and downstairs cloak room. Upstairs are three bedrooms and a family bathroom. Other benefits include a Westerly aspect rear garden with a studio to the rear and a garage in compound.

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**Robert
Luff & Co**
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Accommodation

Front door with leaded light glass insert to:

Hallway

Tiled floor. Radiator. Coving. Door to:

Downstairs Cloak Room

Low level flush WC. Radiator. Frosted double glazed window. Coving. Two doors to:

Lounge 17'1" x 8'10" widening to 12'2" (5.22 x 2.71 widening to 3.72)

Wooden fire surround with tiled hearth. Radiator. Under stairs storage cupboard housing gas meters and electric consumer unit. Coving. Sash style double glazed window to front. Telephone point.

Dining Area 10'5" x 8'2" (3.18 x 2.51)

Double glazed door and window to rear garden. Coving.

Kitchen 10'6" x 6'9" (3.22 x 2.06)

Range of white fronted base and wall units. Roll top wood effect working surfaces with a single bowl basin with mixer tap and draining sink. Tiled splashback. Electric oven. Four ring electric hob with splashback. Space for fridge/freezer. Space and plumbing for slim line dishwasher and washing machine. Further appliance space and tiled floor. Double glazed window with view of rear garden.

First Floor Landing

Stairs to first floor landing. Loft hatch. Cupboard with hanging. Coving.

Bedroom One 13'5" x 9'3" (4.10 x 2.82)

Fitted bedroom furniture with two wardrobes and overhead storage. Double glazed sash cord window to front. Coving.

Bedroom Two 14'7" x 8'2" (4.46 x 2.50)

Double glazed sash cord window with view of rear garden. Coving. Two wardrobes with hanging space and over head storage. Radiator. Coving.

Bedroom Three 8'11" x 5'11" (2.74 x 1.81)

Double glazed sash cord window. Radiator. Coving.

Bathroom

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin with tiled splashback. Low level flush WC. Wall mounted Worcester boiler. Frosted sash bay window.

Rear Garden

Westerly Aspect. Low maintenance three tiered patios with brick and sleeper enclosed flower beds. Gate for rear access. Door to:

Studio 10'10" x 9'2" (3.32 x 2.81)

Double glazed window and door.

Garage 16'5" x 7'4" (5.02 x 2.26)

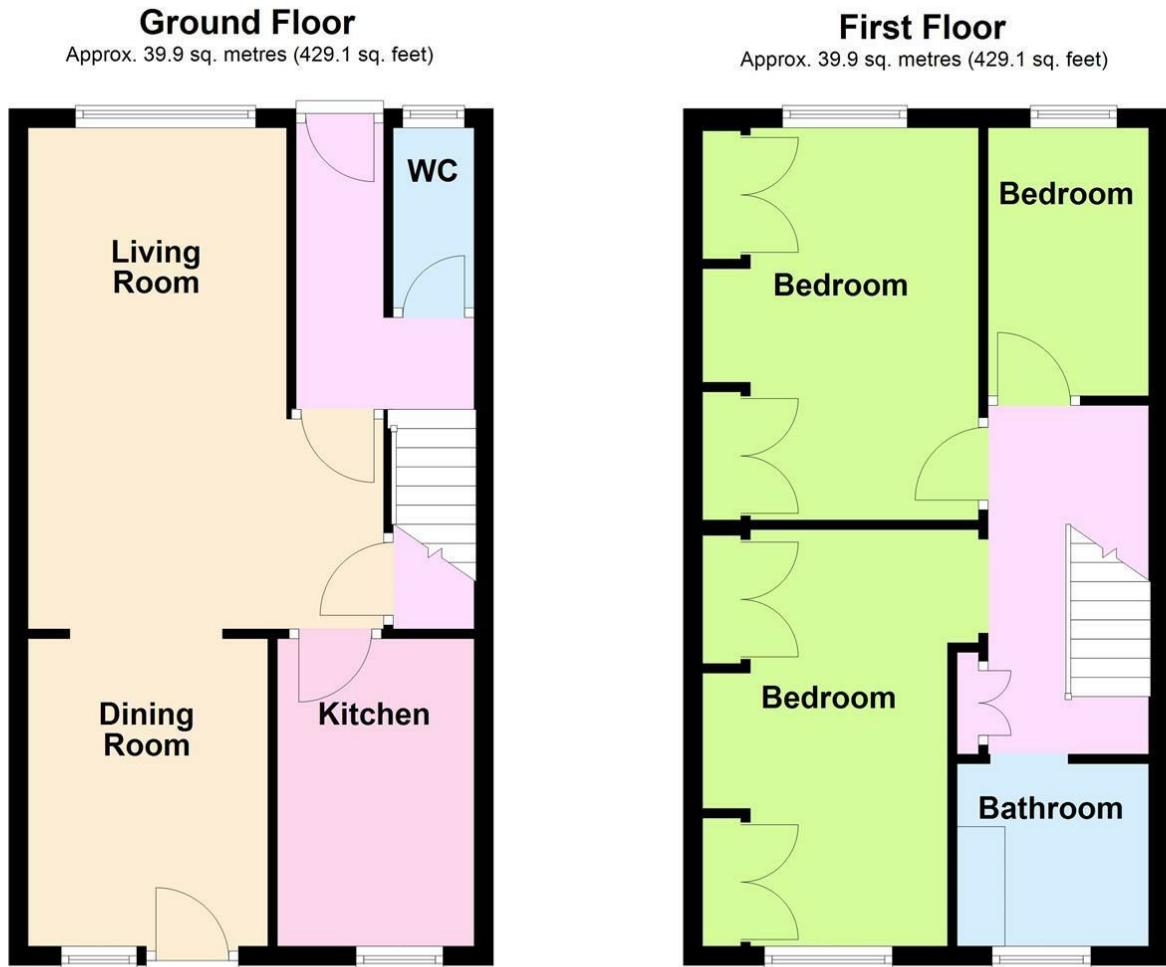
Access via Dorset Place in a compound. Pitched roof. Eaves storage area.

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Total area: approx. 79.7 sq. metres (858.1 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.