



Tarring Road, Worthing



Offers In Excess Of
£260,000
Freehold

- Terraced House
- Two Bedrooms
- Bay-Fronted Living Room
- Dining Room With Fireplace
- Good-Sized Kitchen
- EPC Rating - D
- Rear Garden
- Council Tax Band - B

We are delighted to offer to the market this two-bedroom period style house, in need of modernisation, ideally situated in the heart of Worthing, close to town centre shops, restaurants, parks, schools, bus routes, and mainline station. The accommodation offers an entrance hallway, a bay-fronted living room, a dining room with a feature fireplace, a good-sized kitchen, two bedrooms, and a family bathroom. Other benefits include a storage space, a rear garden and a front garden.

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Accommodation

Entrance Hallway

Coving. Dado rail.

Lounge 12'4" x 10'4" (3.78 x 3.15)

Radiator. Exposed brick open fire. Double glazed bay window.

Dining room 11'3" x 10'9" (3.43 x 3.30)

Double glazed window. Feature fireplace. Coving. Understairs storage with meter and shelving. Radiator.

Kitchen 10'4" x 7'8" (3.15 x 2.35)

Basin and drainer. Four ring gas hob. Integrated oven. Wall, base and drawer units. Space for washing machine and fridge/freezer. Double glazed window and door.

Landing

Stairs leading up. Loft hatch.

Bathroom 8'9" x 7'8" (2.67 x 2.34)

Boiler cupboard with boiler that was serviced 12 months ago. Double glazed frosted window. Low level flush WC. Radiator. Bath with electric shower over. Pedestal wash hand basin. Extractor fan.

Bedroom One 11'5" to wardrobe x 11'0" (3.49 to wardrobe x 3.36)

Dual aspect double glazed windows. Radiator. Fitted wardrobe with rail and shelving.

Bedroom Two 10'11" x 9'0" (3.33 x 2.76)

Double glazed window. Radiator.

Rear Garden

Enclosed rear garden with mature trees and bushes.

Floorplan



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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