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Description

**** Open House - Saturday 26th April ****

We are pleased to offer to the market this two double bedroom, mid-terrace house situated in this popular part of Tarring, close to shops, transport links, parks, schools and amenities.

Accommodation offers an entrance hall, living room, dining room, and kitchen with a small extension to the rear offering potential to be used as a bathroom, WC or utility room. Upstairs there are two exceptionally large double bedrooms, a good size bathroom and a separate toilet. The property also benefits from a low maintenance enclosed rear garden with gated side access and no forward chain.

Key Features

- Mid Terraced Home
- In Need of Modernisation
- Two Large Double Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Private Garden
- EPC Rating - TBC
- Council Tax Band C





Entrance Hall

Double glazed window to front and radiator.

Living Room

4.03 (into bay) x 3.08 (13'2" into bay) x 10'1"

Double glazed bay window to front, tv and telephone point, radiator, gas fireplace and double opening doors to dining room.

Dining Room

3.28 x 3.18 (10'9" x 10'5")

Double glazed window to rear, radiator and double opening doors to living room.

Kitchen

2.82 x 2.61 (9'3" x 8'6")

Double glazed window to side, under stairs cupboard, fitted kitchen with range of base units, sink with drainer, space for oven, space and plumbing for washing machine and part tiled walls.

Utility Area

1.70 x 0.88 (5'6" x 2'10")

Double glazed window to rear and double glazed door out to rear garden.

First Floor Landing

With loft access.

Bedroom One

5.66 x 3.48 (18'6" x 11'5")

Two double glazed windows to front, radiator and tv point.

Bedroom Two

4.01 x 3.19 (13'1" x 10'5")

Double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

3.09 x 2.62 (10'1" x 8'7")

Panel enclosed bath with electric shower over, double glazed frosted window to rear, radiator, single pedestal wash hand basin, part tiled walls, electric towel rail, radiator and airing cupboard housing combo boiler.

Separate WC

Double glazed window to side, low level WC and part tiled walls.

Rear Garden

Low maintenance garden, wall and fence enclosed, outside storage shed, gated side access and outside tap.



Floor Plan Lanfranc Road



Total area: approx. 93.1 sq. metres (1001.9 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.

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