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36 Lanfranc Road

Worthing, BN14 7ER

Guide price £375,000

Freehold Council Tax Band C

3 1 2 D

An immaculately presented three bedroom family home situated in the highly sought-after area of Tarring.

In brief, the accommodation comprises a welcoming entrance hall leading through to a bright and spacious west-facing lounge/diner, allowing for plenty of natural light throughout the afternoon and evening.

The property also benefits from a beautifully refitted kitchen/breakfast room, finished to a high standard and offering excellent space for everyday dining. To the rear, a delightful sun room provides additional storage space.

On the first floor there are three well-proportioned bedrooms, with bedroom one being a particularly generous size and also benefiting from a west-facing aspect. The accommodation is completed by a well-presented family bathroom.

Externally, the property features a well-maintained, low-maintenance rear garden, ideal for relaxing or entertaining.

Located in Lanfranc road local shopping facilities are nearby, and mainline railways services are available at both West Worthing and Worthing giving fantastic links to London, Southampton, and beyond. The property also benefits from being located in the Thomas A'Beckett catchment area.

Worthing town centre with it's more comprehensive range of shopping facilities is approximately 1.5 miles away.

Entrance Hall

Lounge
13'2 x 10'8 (4.01m x 3.25m)

Dining Room
15' x 11'1 (4.57m x 3.38m)

Kitchen
12'10 x 9'2 (3.91m x 2.79m)

Sun Room
9'10 x 5'9 (3.00m x 1.75m)

First Floor Landing

Bedroom
15' x 13'4 (4.57m x 4.06m)

Bedroom
10'10 x 7'7 (3.30m x 2.31m)

Bedroom
9'5 x 9'2 (2.87m x 2.79m)

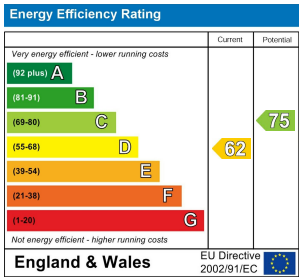
Bathroom

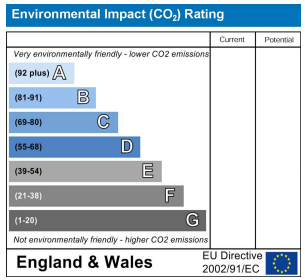
Rear Garden

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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