



Lanfranc Road, Worthing, BN14 7ER

Offers Over **£400,000**



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Mid-Terraced Period Family Home
- Four Bedrooms
- Modern Fitted Kitchen
- Two Bathrooms
- Well Presented Throughout
- Characterful Features Throughout
- East Facing Low Maintenance Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 0.5 Miles To Worthing Station
- No Ongoing Chain

We are delighted to offer for sale this charming extended mid terraced period home, positioned in the highly desirable Tarring location close to local shops, amenities and mainline train station. The property boasts four bedrooms, two reception rooms, modern fitted kitchen, two bathrooms, a low maintenance east facing rear garden and sold with no ongoing chain.





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Internal The covered front door opens into a welcoming entrance hall, which provides access to all ground floor rooms as well as stairs rising to the first floor. At the front of the property is the west-facing living room, currently arranged as a ground floor bedroom but equally suited to use as a reception room. Adjoining this is the dining room, which comfortably accommodates a large family-sized dining table and features a working log burner, creating a cosy snug during the winter months. To the rear of the house is the modern kitchen, fitted with a range of cream shaker-style wall and base units, complemented by wood-effect laminate worktops for a smart, contemporary finish. There is ample provision for multiple white goods. The first floor comprises three bedrooms and a family bathroom. Two of the bedrooms are capable of accommodating double beds, while the third is a generously sized single. The family bathroom is fitted with a shower, WC, and wash hand basin. The second floor offers the largest bedroom, which benefits from an en-suite bathroom fitted with a bath and shower over, WC, and wash hand basin.

External To the front of the property there is a paved front garden with dwarf walls that line all front boundaries, creating a convenient place to store bins. The private and beautifully maintained east facing rear garden has been cleverly landscaped to require minimum upkeep, but also provides the perfect patio space for garden furniture or a barbeque area. There is rear access via a twitten.

Situated In a quiet residential area of Tarring and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is mainline Worthing which is less than 0.5 miles away. Bus services run nearby.

Council Tax Band C





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.