



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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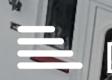
50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



33 Parkfield Road, Tarring, Worthing, BN13 1EP

Guide price £750,000





# 33 Parkfield Road

Tarring, Worthing, BN13 1EP

- Period detached house
- Original features
- Four double bedrooms
- Favoured Tarring location
- Viewing recommended
- Two reception rooms
- Double garage
- Luxury bath & shower room
- Close to station
- Sole agents

Guide Price £750,000 to £800,000

A beautifully presented and greatly improved 1930's detached house situated in the ever popular West Tarring village.

In brief the accommodation comprises spacious entrance porch with large coats & shoe cupboard, decorative glass front door with casement windows opening into spacious entrance hall with exposed wood floorboards, ground floor cloakroom, double aspect bay sided lounge, double aspect bay sided dining room with personal door to garden. There is a spacious kitchen/diner with a range of fitted cupboards and drawers with a personal door giving access to the rear garden.

To the first floor are four double bedrooms and access to a spacious loft, along with a family bath & shower room. Externally off road parking can be found in both Parkfield Road and Woodley Avenue, which in turn gives access to a double garage with up & over door and personal door to gardens. The rear gardens are a particular feature of the property being laid predominantly to patio and lawn, having a South and a West aspect.

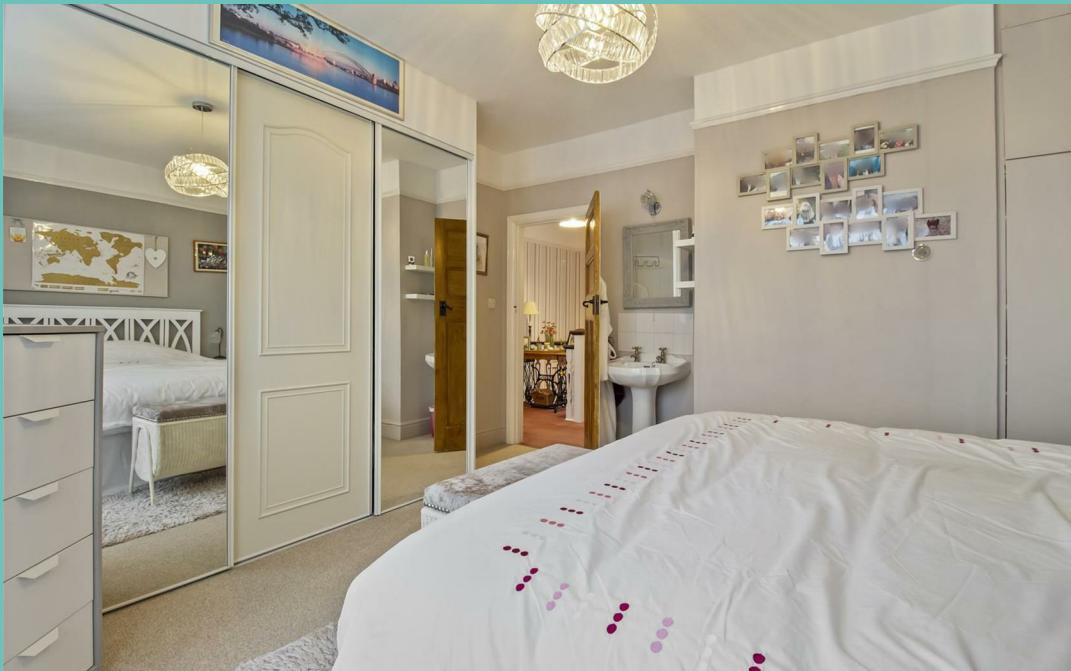
Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this period home.

Situated in West Tarring, the property is ideally located just a short walk from West Worthing mainline railway station. Local buses serve the area, whilst Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants, is approximately 2.5 miles distance.

Please contact the vendors sole agents to arrange your private viewing tour.



Enclosed entrance porch	11'5 x 3'2 (3.48m x 0.97m)
Spacious entrance hall	18'0 x 8'7 (5.49m x 2.62m)
Ground floor w/c	
Double aspect lounge	13'9 x 15'2 (4.19m x 4.62m)
Double aspect dining room	14'4 x 13'9 (4.37m x 4.19m)
Kitchen/dining room	20'9 x 11'1 (6.32m x 3.38m)
Stairs to first floor landing	
Bedroom one (double aspect)	13'11 x 15'3 (4.24m x 4.65m)
Bedroom two	14'2 x 13'6 (4.32m x 4.11m)
Bedroom three	10'5 x 9'2 (3.18m x 2.79m)
Bedroom four	9'6 x 8'5 (2.90m x 2.57m)
Family bath & shower room	10'4 x 7'0 (3.15m x 2.13m)
Front garden	
Off road parking in Parkfield Road	
Off road parking off Woodley Avenue	
Double garage	
South and West facing rear garden	





## Floor Plans



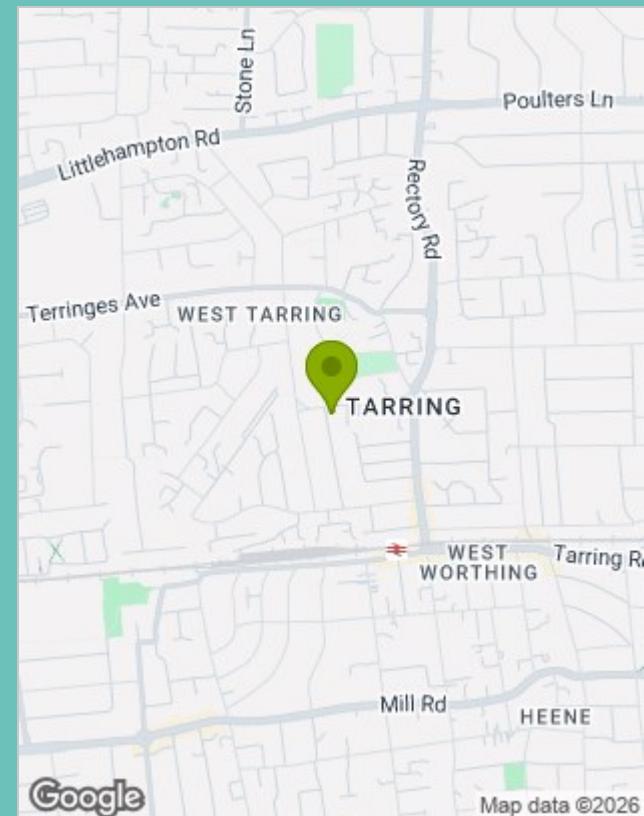
Please contact our Worthing Office on 01903 958770

if you wish to arrange a viewing appointment for this property or require further information.

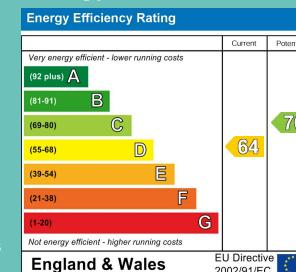
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## Location Map



## Energy Performance Graph



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