



122 Tarring Road, Worthing, BN11 4HA
Asking Price £350,000

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Three/four bedroom period property. The accommodation in brief comprises; entrance hall, bay fronted lounge, separate dining room/bedroom, kitchen/breakfast room, ground floor shower room/WC, first floor landing, three double bedrooms and bathroom with separate WC. Externally there is study/office room, workshop, front and rear garden. Benefits include gas fired central heating, double glazing and cornice ceilings. The property is ideally situated close to Worthing's mainline railway station with local shops and amenities available nearby on Tarring Road with a more comprehensive range of facilities available from Worthing town centre.

- Period Property
- Three/Four Bedrooms
- Downstairs Shower Room
- Office Room
- Bathroom With Separate WC
- Kitchen/Breakfast Room
- Easy Access To Worthing Train Station
- Garden Workshop





Front Door Into:

Entrance Hallway

Hard flooring. Radiator. Pendant light.

Bay Fronted Lounge

4.32m x 3.28m (14'2 x 10'9)

Hard flooring. Bay window. Pendant light. Decorative fireplace. Original ceiling cornice. Radiator

Dining Room/Bedroom Four

3.48m x 2.59m (11'5 x 8'6)

Has previously been used as a dining/reception room and an additional bedroom. Cupboard space. Hard flooring. Pendant light. Double glazed window.

Kitchen/Breakfast Room

5.28m x 2.82m (17'4 x 9'3)

Spacious kitchen to the rear of the property. Tiled floor. Base and wall mounted cabinets. Worktops incorporating 1.5 bowl sink and drainer with c-spout mixer tap. Space for freestanding white goods. Space for dining area. Boiler. Access to under stairs cupboard. Double glazed window. Glazed door to garden.



Shower Room/WC

Access via the kitchen. Fully tiled shower room. Shower cubicle with sliding glass door. Pedestal wash hand basin. Toilet. Radiator. Obscure window. Space for under counter washing machine with shelving above.

Office Room/Study

2.90m x 1.88m (9'6 x 6'2)

Accessed via the garden. Power & light. Radiator. Double glazed window.

First Floor Landing

Split level staircase. Access to loft hatch. Radiator.

Bedroom One

4.39m into bay x 4.27m (14'5 into bay x 14)

Spacious double bedroom at the front of the property. Bay window with double glaze window. Cupboard. Radiator. Pendant light.

Bedroom Two

4.11m x 2.82m (13'6 x 9'3)

Double bedroom to the rear of the property. Two double glazed windows. Two Radiators. Pendant light.



Bedroom Three

3.45m x 2.69m (11'4 x 8'10)

Double bedroom. Cupboard. Double glazed tilt and turn window. Pendant light. Hard flooring. Radiator.

Bathroom

Bath with riser rail shower above. Obscure window. Sink with mixer tap. Radiator. Dome light.

Separate WC

Fully tiled WC. Toilet. Obscure Window.

Outside

Front Garden

Mature shrubs. Original tiled pathway leading to front door.

Rear Garden

Rear garden with mature shrubs and trees. Fencing and wall borders.

Workshop

Located at the end of the garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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