

Freehold - Offers In Excess Of £350,000



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## Key Features

- Victorian end-of-terrace house
- Extensive original period features
- Flexible accommodation with reconfiguration potential
- Ground floor WC
- Cash buyers only – offered via sealed bids
- Sought-after Tarring Road location
- Full modernisation and renovation required
- Scope for four bedrooms
- Courtyard-style rear garden
- EPC Rating G | Council Tax Band C

## **Property Description**

This attractive Victorian end-of-terrace house offers genuine charm and flexibility, making it an ideal prospect for developers, investors or owner-occupiers looking to undertake a full refurbishment.

The property retains a wealth of original period features, including panelled internal doors, picture rails, coving, decorative ceiling roses and feature fireplaces, providing an excellent foundation for sympathetic restoration and re-imagining.

The ground floor accommodation currently comprises a front lounge, a separate formal dining room, a WC, and a kitchen/breakfast room to the rear. The kitchen area also offers scope for the creation of an open plan space subject to the necessary works.

To the first floor, the accommodation is highly adaptable, with the potential to create between four bedrooms, alongside a bathroom and a separate WC, allowing the layout to be reconfigured to suit modern living requirements.

To the rear of the property is a courtyard garden, offering a low-maintenance outdoor space with potential to landscape and enhance.

Overall, this is a rare opportunity to acquire a characterful Victorian home with significant scope for improvement, set within a well-established and convenient Worthing location.

### **Important Note:**

The property is in total need of modernisation and renovation throughout and is therefore suitable for cash buyers only.

### **Sale Method:**

The property is being offered for sale via a sealed bids process, making it an ideal opportunity for developers, investors, or owner-occupiers looking to undertake a comprehensive refurbishment. Legal packs are available upon request, all bids must be received by 5pm on 6th February 2026 and contracts exchanged on 9th February 2026 with completion 56 days after or before on agreement.



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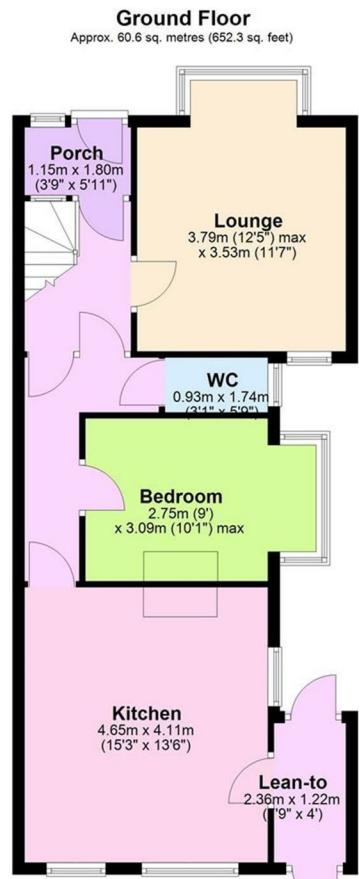


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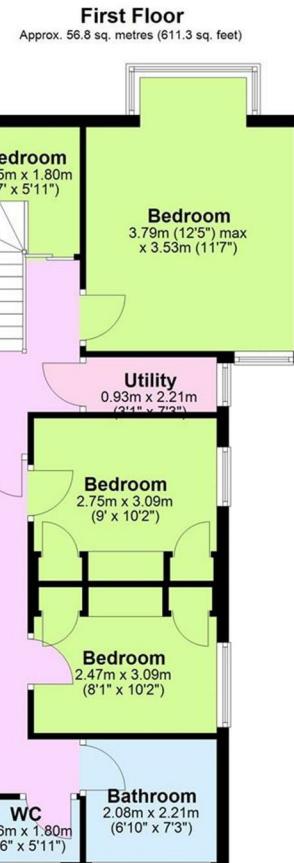
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## Floor Plan Tarring Road



Total area: approx. 117.4 sq. metres (1263.6 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	76	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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