



**Guildford Road, Worthing, BN14 7LL**

Offers Over **£400,000**



**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

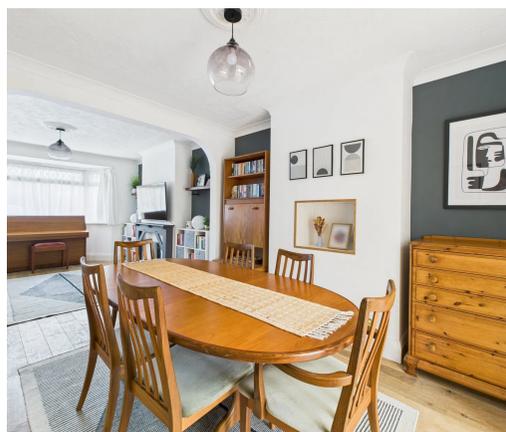
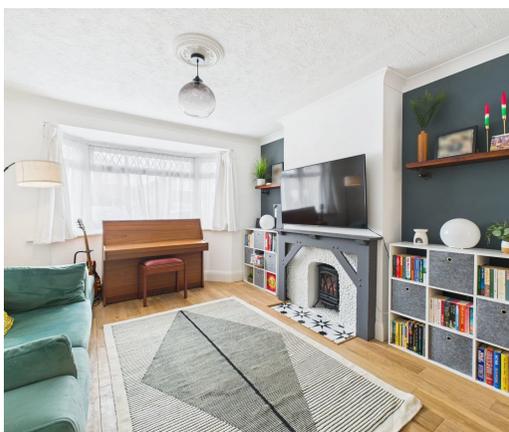
**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Mid Terraced Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Dual Aspect Living/Dining Room
- Extremely Well Presented Throughout
- South Facing Rear Garden
- Converted Loft Room
- Off Road Parking
- Close To Shop, Amenities & Mainline Train Station

We are delighted to offer for sale this extremely well presented and spacious mid terraced family home, situated in this highly sought after location of Tarring close to local shops, amenities and mainline train station. The property boasts three bedrooms, two reception rooms, south facing sun room, modern fitted kitchen, contemporary bathroom suite, accessible loft room, south facing rear garden and off road parking.





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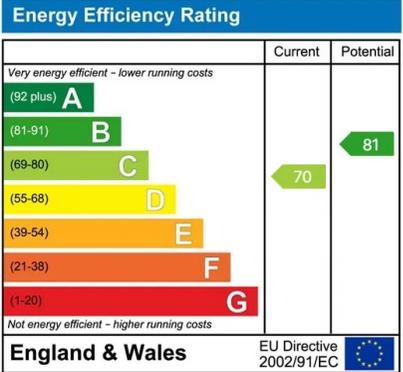
**Internal** The covered front door opens into the welcoming entrance hall, providing access to all ground floor rooms, under stair storage and stairs rising to the first floor. The ground floor boasts two well-proportioned reception rooms, opened up into one open dual aspect space. The front reception room is enhanced by a bay window that allows plenty of natural light to flood in, creating a comfortable and spacious setting ideal for a lounge or family room. The rear reception room has ample space for a large family sized dining table and opens into the south facing sun room, this bright and airy room has direct views over the mature rear garden. The kitchen is located parallel to the dining room and has been fitted with an array of white gloss wall and floor mounted units, topped with oak effect laminate worktops to create a smart finish. There is also plenty of space and provisions for multiple white goods. To the first floor are three good sized bedrooms, with two doubles measuring 8'0" x 13'5" and 10'5" x 11'2" and a single bedroom. The family bathroom has been fitted with a three piece contemporary suite including a bath with shower overhead, toilet and hand wash basin. There is a fixed stair case rising to the second floor where the loft room is located and currently used as a home office space.

**External** To the front of the property is a paved driveway providing off road parking for one car, accessed via a dropped kerb. The south facing rear garden has been cleverly designed to allow for different areas of usage, the top of the garden has been paved to create a patio and the rest is laid to lawn with various planted shrubs and trees lining the borders.

**Situated** Guildford Road is a highly desirable and tranquil residential location, renowned for its peaceful ambiance and strong sense of community. Ideally situated, it offers convenient access to a wide range of local amenities including independent shops, inviting cafés, and everyday essentials. Families will appreciate its position within the catchment area of the sought-after Thomas A'Becket schools, as well as excellent secondary options such as Worthing High School, Bohunt, Davison C of E, and St Andrew's C of E. Just over a mile from Worthing town centre, residents can enjoy an array of shopping, dining, leisure, and entertainment options close by. Perfect for commuters, West Worthing mainline station is approximately 0.5 kilometres away, offering direct routes to both Brighton and London, while frequent bus services are available from nearby St Lawrence Avenue. This is a superb location for families and professionals seeking a balance of convenience, community, and connectivity.

**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.