Robert Luff & Co

Church Road, Worthing

Freehold - Asking Price £575,000

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We are delighted to offer this charming and extended five bedroom detached family home, ideally situated in the heart of the highly sought after Tarring Village. Offering spacious and versatile accommodation arranged over three floors, the property enjoys delightful views towards Tarring Church, with parkland and tennis courts directly opposite. Further benefits include off road parking, a garage and an attractive west facing rear garden.

Key Features

- Charming Five Bedroom Detached Family Home
- Extended & Versatile Accommodation Over Three Floors
- Bay Fronted Living Room & Separate Dining Room
- Spacious Kitchen & Additional Reception Areas
- Separate Utility Room & Ground Floor WC
- Family Bathroom & Separate WC
- Attractive Enclosed West Facing Rear Garden
- Off Road Parking & Garage
- Sought After Tarring Village Location, Vendor Suited
- Council Tax Band F | EPC Rating D

This character-filled family home is conveniently positioned within easy reach of local village shops, parks, bus routes and the mainline railway station. Popular schools, including Thomas A Becket and Worthing High School, are nearby, together with convenient access to the A24 and A27.

The ground floor accommodation comprises an entrance hall, a spacious bay fronted living room, a separate formal dining room and a good sized kitchen opening through to an extended reception area. A further reception room provides additional living space with access onto the rear garden. There is also a separate utility room and a convenient ground floor WC.

On the first floor are three well proportioned bedrooms, the principal bedroom benefiting from its own washbasin, a family bathroom and separate WC. Stairs lead to the second floor, where there are two further generous bedrooms, offering excellent flexibility for larger families, guest accommodation or home working. Both second floor bedrooms also benefit from existing water supplies and a water heater concealed within the adjoining attic space, offering potential for the reinstatement of washbasins.

Outside, the property benefits from off road parking to the front and a garage. To the rear is a delightful enclosed west facing garden, providing an attractive space for relaxing and entertaining whilst enjoying the afternoon and evening sunshine.

The property has been competitively priced to attract early interest and offers a wonderful opportunity to acquire a substantial family home in this desirable village setting.











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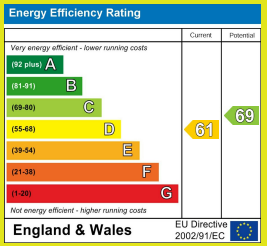
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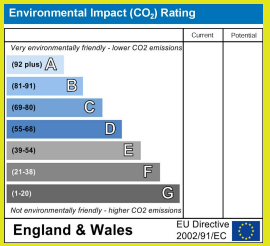
Floor Plan Church Road



Total area: approx. 168.7 sq. metres (1816.1 sq. feet)







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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