



**Lanfranc Road, Worthing, BN14 7ES**  
**£315,000**



**Property Type:** Terraced House

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

- Mid-Terraced Period Family Home
- Two Double Bedrooms
- Well Presented Throughout
- Characterful Features Throughout
- Less Than 0.5 Miles To Worthing Station
- Featured West Facing Garden
- Kitchen With access To Feature Rear Garden
- Situated Within Thomas A Becket Catchment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this charming mid terraced period home, positioned in the highly desirable Tarring location close to local shops, amenities and mainline train station. The property boasts two double bedrooms, a reception room, modern kitchen, family bathroom, a generously sized west facing rear garden and sold with no ongoing chain.





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**Internal** The covered front door opens into an entrance hall, which has enough space to kick off shoes and hang coats. Positioned to the front of the property is the generously sized living room, measuring 15'4" x 10'3" with a large east facing bay window, this light and airy room provides plenty of space for both lounging and dining. The kitchen is located to the rear of the property and has been fitted with an array of modern wall and floor mounted deep blue shaker style units, which have been topped with dark laminated worktops to create a smart contemporary finish. There is space for a wide range of appliances including a washing machine, dishwasher and fridge/freezer. The kitchen offers space for a family sized dining table and boasts access and views overlooking the feature rear garden. To the first floor are two bedrooms with the main bedroom spanning the full width of the property and facing east. This bright room measures a spacious 10'11" x 10'4", comfortably large enough to accommodate a large double bed and a variety of bedroom furniture. There is a large storage cupboard fitted in the bedroom, which is perfect use for a wardrobe or for a chest of drawers. The contemporary bathroom has been fitted with a four piece suite including, a bath, shower, toilet and hand wash basin.



**External** To the front of the property there is a paved front garden with dwarf walls that line all front boundaries, creating a convenient place to store bins. The private and beautifully maintained west facing rear garden has been cleverly landscaped to require minimum upkeep, but also provides the perfect patio space for garden furniture or a barbeque area. There is rear access via a twitten.

**Situated** In a quiet residential area of Tarring and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is mainline Worthing which is less than 0.5 miles away. Bus services run nearby.

**Council Tax Band B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.