



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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54 High Street

Tarring, Worthing, BN14 7NR

Guide price £400,000

Freehold Council Tax Band D



This charming and beautifully presented three-bedroom cottage is nestled in the picturesque and highly sought-after heart of Tarring Village.

The double-glazed front door opens into a bright and practical entrance hall that sets the tone for the rest of the property. On the ground floor, a convenient cloakroom adds to the functionality of the layout, while the lounge provides a cosy and relaxing space, flowing seamlessly through an open archway into the dining area. French doors at the rear allow natural light to pour in and offer direct access to the garden, creating a lovely indoor-outdoor connection.

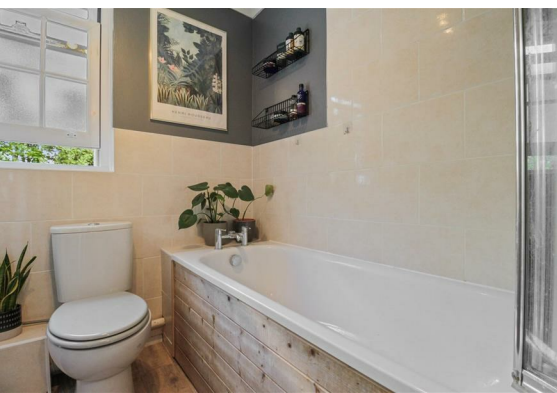
The modern fitted kitchen is well-designed with contemporary units and work surfaces, offering ample storage and preparation space for cooking and entertaining.

Upstairs, the first floor hosts three well-proportioned bedrooms, each offering a peaceful retreat, whether used as sleeping accommodation, home office, or guest room. The family bathroom is attractively finished and fitted with a clean, modern suite, perfect for everyday use.

One of the standout features of the property is its delightful rear garden, which has been thoughtfully landscaped and maintained. Mainly laid to lawn, the garden includes an elegant Indian sandstone patio directly off the dining area with a second patio area at the far end of the garden offers a more secluded space to unwind. Mature trees and well-stocked shrub borders provide a high degree of privacy, colour, and charm throughout the seasons. A timber shed offers additional storage for gardening tools or outdoor equipment.

The property falls in the catchment area for the highly regarded Thomas A' Becket schools, making it a desirable choice for families. Worthing town centre, with its larger selection of shopping, leisure, and cultural facilities, is conveniently located just three miles away along with West Worthing station located just under a mile too.





Double glazed front door into entrance hall  
9'9 x 6'4 (2.97m x 1.93m)

Ground floor cloakroom  
6'7 x 5'1 (2.01m x 1.55m)

Lounge  
17'0 x 8'7 opening to 11'10  
(5.18m x 2.62m opening to 3.61m)

Dining room  
10'2 x 7'10 (3.10m x 2.39m)

Kitchen  
10'6 x 6'5 (3.20m x 1.96m)

Stairs to first floor landing

Bedroom one  
13'3 x 8'11 (4.04m x 2.72m)

Bedroom two  
14'3 x 7'10 opening to 9'5 (4.34m x 2.39m opening to 2.87m)

Bedroom three  
9'4 x 5'5 (2.84m x 1.65m)

Family bathroom  
6'1 x 6'7 (1.85m x 2.01m)

Feature rear garden

## Floor Plan



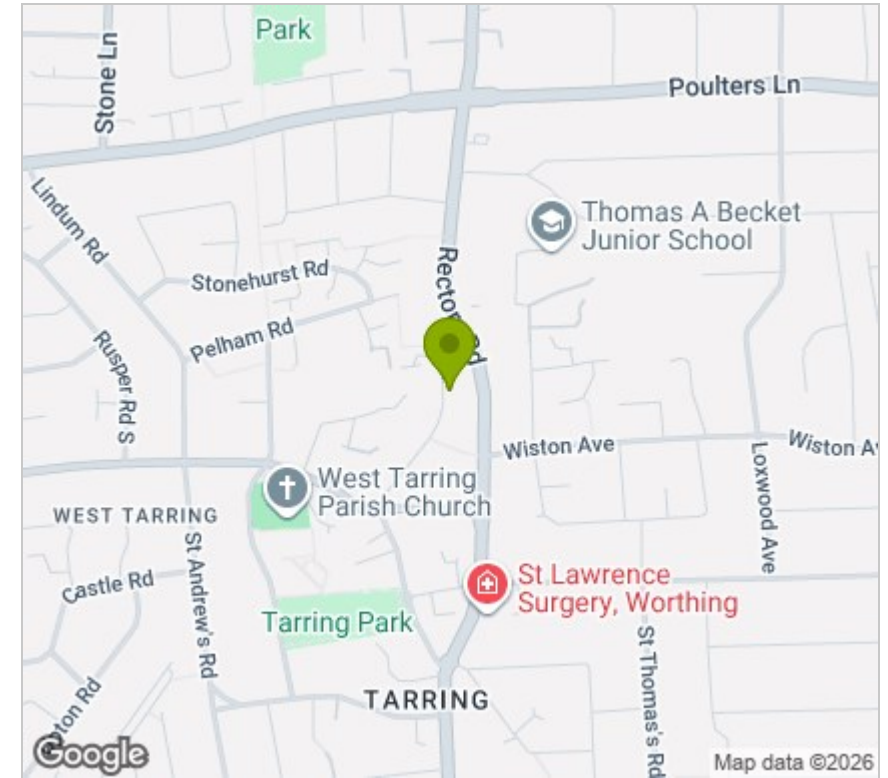
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

