



3



2



1



D



Description

Robert Luff & co are pleased to offer this well-presented three-bedroom Victorian home to let, situated in the highly desirable Tarring area. Offering spacious and well-proportioned accommodation over two floors, the property blends period character with modern comforts. Features include two reception rooms, three good-sized bedrooms and a south-facing rear garden.

Ideally located within the Thomas A Becket School catchment area and close to local shops, parks, transport links and the mainline station, this property is perfectly suited to families and professional tenants.



Key Features

- Three bedroom Victorian family home
- Lounge with feature fireplace and period sash bay window
- Spacious kitchen/breakfast room with garden access
- South-facing rear garden with patio, decking and rear access
- Within the Thomas A Becket School catchment area
- Located in the highly sought-after Tarring area
- Separate dining room ideal for entertaining
- Refitted shower room plus separate WC
- Gas fired central heating and double glazing
- Council Tax Band C | EPC Rating D



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Accommodation

We are delighted to offer this well-presented home, accessed via a uPVC double-glazed front door opening into a welcoming hallway with wood-effect flooring, picture rail detailing and useful storage.

To the front, the bright lounge features a period sash bay window, feature fireplace with wooden surround and stone mantle, and traditional detailing. The adjacent dining room offers flexibility and is currently used as a home office.

To the rear, the spacious kitchen/breakfast room forms the heart of the home, fitted with grey-fronted units, integrated oven and hob, and benefiting from dual-aspect windows with a southerly outlook. Additional features include tiled splashbacks, under-stairs storage and direct access to the garden.

Upstairs, there are three well-proportioned bedrooms, including a generous front double with bay window, a second double with cast-iron fireplace and southerly aspect, and a third overlooking the rear garden. The accommodation is completed by a modern shower

room and separate WC.

Outside, the south-facing rear garden is arranged with patio, decking, artificial lawn, mature borders and a shed, with gated rear access.

Location

The property is located in the popular Tarring district, close to local shops, cafés and well-regarded schools including Thomas A Becket School. Parks, transport links, Worthing town centre and the seafront are all within easy reach.

Agent Note:

In accordance with the Estate Agents Act 1979, we hereby disclose that the Landlord of this property is an employee of Robert Luff & Co.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

