



**JAMES & JAMES**  
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132 St. Andrews Road

Tarring, Worthing, BN13 1HH

Guide price £525,000

Freehold Council Tax Band E



Situated in St. Andrews Road is a beautifully presented and extremely spacious three bedroom semi-detached house, with a useful loft room boasting pleasing views towards St. Andrews church.

In brief, the accommodation comprises a composite front door into a spacious entrance hall, bay fronted lounge, L-shaped open plan modern high gloss fitted kitchen, dining area, and double aspect family room with French doors opening onto the rear garden.

To the first floor are three good sized bedrooms and a family bathroom, and there is a spiral staircase leading to the useful loft room. There is also a ground floor w/c.

Externally, the front of the property is arranged to provide off road parking, which intern leads to a garage with personal door to garden. The rear garden is a particular feature of the property being laid predominantly to lawn with flag stone, patio, and shingled borders. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall space and size of this lovely family home.

St. Andrews Road is situated in the village of Tarring, with West Worthing mainline railway station being close at hand, giving great links to most major towns and cities. Buses also serve the area. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants, is approximately two mile distance.

Please contact the vendor's sole agents to arrange your private viewing tour.





Composite front door into spacious entrance hall  
16'4 x 8'5 opening to 18'2 (4.98m x 2.57m opening to 5.54m)

Ground floor w/c

Bay fronted lounge  
12'11 x 11'11 (3.94m x 3.63m)

Kitchen/dining room  
20'10 x 11'11 (6.35m x 3.63m)

Double aspect family room  
11'8 x 11'3 (3.56m x 3.43m)

Stairs to first floor landing

Bedroom two  
12'0 x 11'11 (3.66m x 3.63m)

Bayfront bedroom one  
13'1 x 12'0 (3.99m x 3.66m)

Bedroom three  
13'9 x 8'6 (4.19m x 2.59m)

Family bathroom  
8'5 x 5'10 (2.57m x 1.78m)

Spiral staircase to useful loft room with Velux window  
11'10 x 10'9 (3.61m x 3.28m)

Off road parking

Garage

Rear garden

## Floor Plan



## Viewing

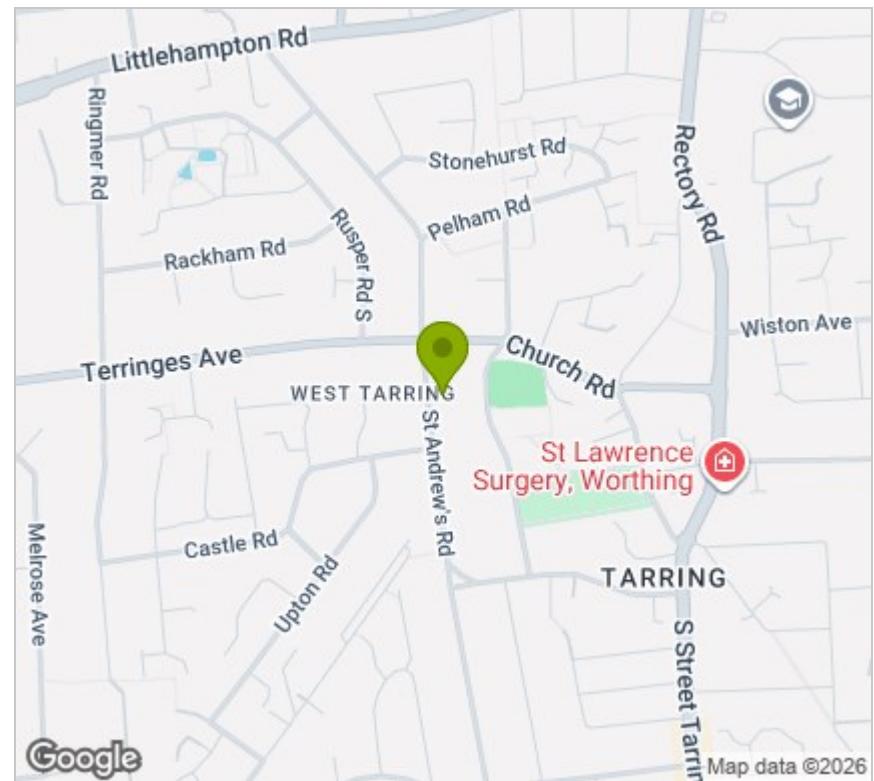
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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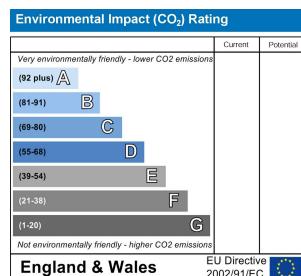
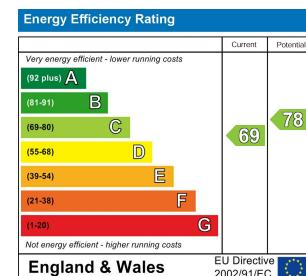
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## Area Map



## Energy Efficiency Graph



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