

OFFERS OVER

**£325,000**

**Lanfranc Road**

Worthing, BN14 7ES

## PROPERTY SUMMARY

We are pleased to bring to the open market this delightful end of terrace house that offers a perfect blend of modern living and classic charm. Built in 1930, the property has been thoughtfully updated throughout, ensuring a comfortable and stylish home for its new owners.

One of the standout features of this property is the west-facing rear garden, which is perfect for enjoying the afternoon sun. This outdoor space offers a low maintenance garden with plenty of space to enjoy the outdoors.

Situated within the catchment area for the highly regarded Thomas A Becket School, this home is ideal for families seeking quality education options. The location also benefits from convenient access to local amenities and transport links, making it a practical choice for commuters and those looking to explore the vibrant community of Worthing.

In summary, this end-terrace house on Lanfranc Road presents an excellent opportunity for anyone looking to settle in a modern, well-located home with a lovely garden. Don't miss the chance to make this charming property your own.

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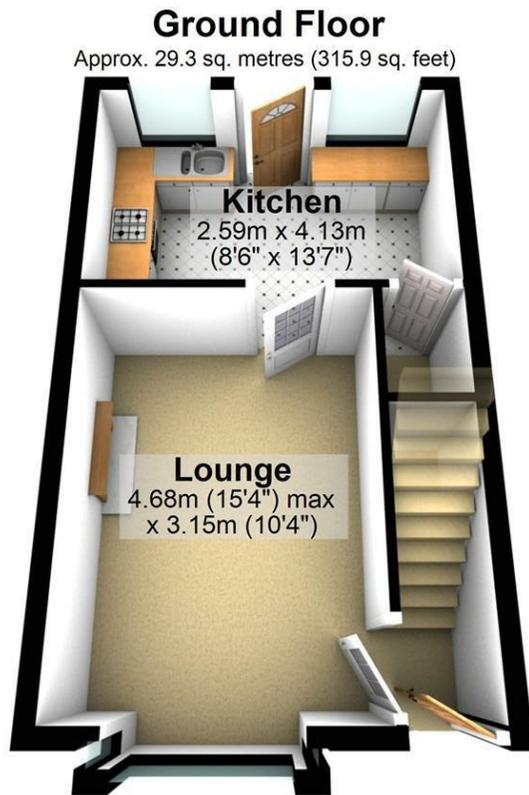
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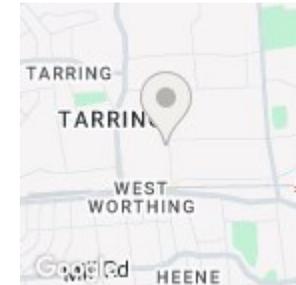
Total area: approx. 58.4 sq. metres (628.4 sq. feet)

LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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