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## A Charming Victorian Family Home with South-Facing Garden

\*\*\*GUIDE PRICE - £425,000-£450,000\*\*\*

We are delighted to present this three-bedroom Victorian family home, ideally positioned in the highly sought-after Tarring area. Offering generous and well-balanced accommodation across two floors, the property combines period charm with modern comforts, including two reception rooms, three bedrooms, a south-facing rear garden and a location within the Thomas A Becket School catchment area. Close to shops, schools, parks, transport links and the mainline station, this is a wonderful home for families and professionals alike.

### **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 mantel, 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 seller of this property is an employee of Robert Luff & Co.

### Key Features

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

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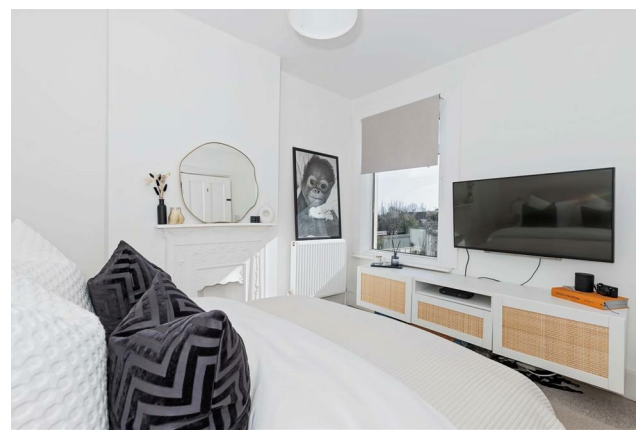
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Luff & Co

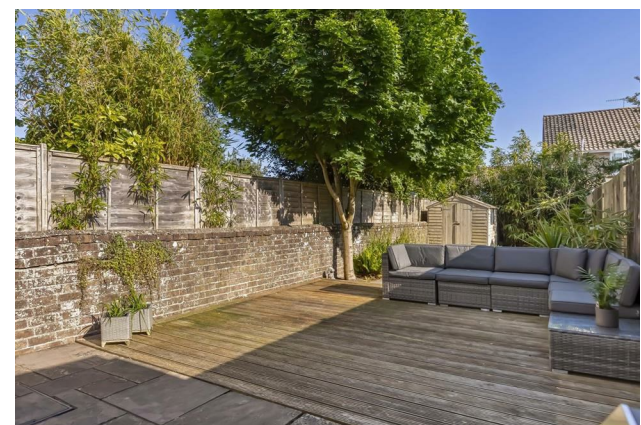


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