



Tarring Gate South Street, Tarring, West Sussex, BN14 7NJ

Offers Over **£400,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- End Of Terrace House
- Three Bedrooms
- Modern Kitchen/ Breakfast Room
- Living Room
- Ground Floor WC
- Modern Bathroom
- Garage In Compound
- Close To Tarring Park
- West Worthing Railway Station Nearby
- Local Cafes & Shopping Facilities Nearby

We are delighted to offer to the market this well presented end of terrace house, offering three bedrooms, spacious living room, modern kitchen/breakfast room, ground floor cloakroom and family bathroom. Externally, the property benefits from a low maintenance rear garden and a garage located in a nearby compound. Ideally situated within easy reach of West Worthing railway station, local shopping facilities, Tarring Park and excellent transport links.





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INTERNAL

A front door opens into the entrance hall, providing access to the ground floor cloakroom and leading through to the living room. The spacious living room features a square bay window, an attractive fireplace surround and useful understairs storage, with a door opening into the modern kitchen/breakfast room. The kitchen is fitted with a range of contemporary wall and base units and includes integrated appliances comprising an eye-level oven, induction hob and dishwasher, along with space for a washing machine and fridge/freezer. There is also an inset sink and drainer, breakfast bar, ample space for a dining table and chairs and a door providing direct access to the rear garden. On the first floor are three bedrooms, with the two principal bedrooms both being doubles and benefiting from fitted storage. The family bathroom is fitted with a P-shaped bath with shower over and glass screen, together with a wash hand basin and WC.

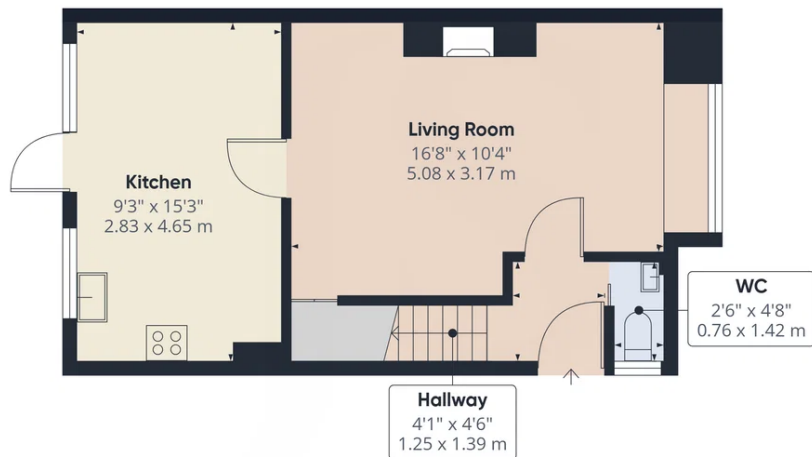
EXTERNAL

To the front of the property, a pathway leads to the front door, bordered by a neatly maintained lawn and attractive flower bed borders. A timber gate provides convenient side access to the rear garden. The rear garden has been designed for low maintenance, featuring an artificial lawn, well-stocked flower bed borders and a patio area at the rear, ideal for outdoor seating and entertaining. A timber gate provides rear access to the garage compound, where the property benefits from a garage.

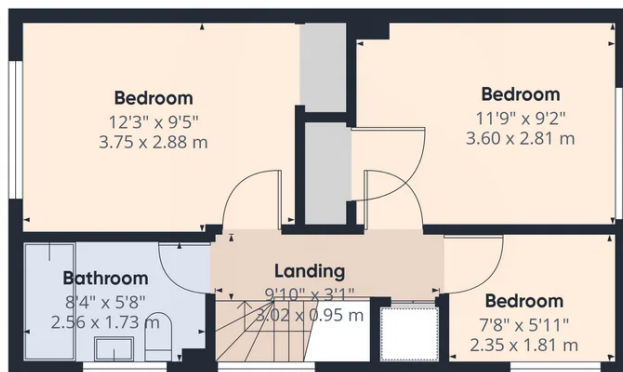
SITUATED

Situated on the popular Tarring Gate, the property enjoys a convenient location just a short walk from Tarring Park, which features a children's playground and basketball courts. The property falls within the Thomas A Becket Infant and Junior School catchment areas, with both schools located within approximately half a mile. A wide choice of secondary schools is also available nearby. Tarring Village and South Street offer a range of everyday amenities including pubs, cafés, a doctor's surgery and convenience stores. West Worthing railway station is within easy walking distance, providing direct links to London and Brighton, while regular bus services operate along South Street, offering excellent transport connections.





Ground Floor



Floor 1

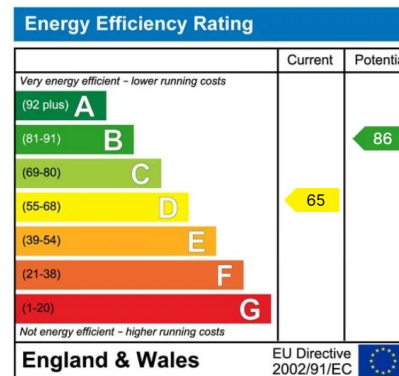


Approximate total area^m
767 ft²
71.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.