



Tarring Road, Worthing, BN11 4HE

Guide Price **£325,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 3

Tenure: Freehold

Council Tax Band: C

- Mid Terraced House
- Three Double Bedrooms
- Three Reception Rooms
- Approximately 500 Metres From West Worthing Station
- Ideal First Time Buy Or Investment
- Contemporary Bathroom Suite
- South Facing Rear Garden
- Popular Residential Location
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this spacious mid terraced family home situated close to local shops, amenities and mainline train station. The property offers three double bedrooms, three ground floor reception rooms, fitted kitchen, contemporary bathroom suite with separate w/c, south facing rear garden and is sold with no ongoing chain.





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Internal The double glazed front door opens into the convenient entrance porch, providing an area to store shoes and hang coats before entering. The ground floor comprises of three reception rooms, with the living room positioned at the front of the house and measuring a generous 15'11" x 14'1". The dining room is adjoining and is currently being used as a ground floor bedroom but has the versatility of being used as either. Situated at the rear of the house is the third reception room alongside the kitchen, which has been fitted with an array of wall and floor mounted allowing for space and provisions for multiple white goods. To the first floor are three double bedrooms with the main at the front and measuring a substantial 15'10" x 11'8", comfortably fitting a large double bed alongside various other free standing furniture. The bathroom has been fitted with a three piece contemporary suite including a bath, corner shower and hand wash basin. There is a w/c located parallel.

External The south facing rear garden has been predominantly laid to lawn with a paved patio area for an outdoor table and chairs, all enclosed to create a private and secluded space.

Situated In this popular residential location, the property is positioned almost equidistance from both West Worthing and Worthing mainline train stations which are around 650 metres away. There are convenience stores close by on Tarring Road and within easy reach of Worthing town centre with its comprehensive range of shops, cafes, restaurants and leisure facilities.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make our 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.