JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

11 Tarring Gate, South Street

, Tarring, BN14 7NJ

Guide price £350,000

Freehold Council Tax Band C

2 | 1 | 2 | C

** Guide Price £350,000 to £375,000 **

James & James Estate Agents are delihgted to bring to the market this spacious family home situated in the heart of Tarring Village. CHAIN FREE.

Formally presented as a three bedroom home, the property is now arrange as a two bedroom with the master bedroom being an exceptionally generous size. This could easily be converted back into three bedrooms.

To the ground the accommodation is arranged as entrance hall, West facing lounge, dining area and kitchen. Both the dining area and kitchen provide access onto the rear garden.

To the first floor there are two double bedrooms and a family bathroom.

Externally there is a low maintenance rear garden and a garage situated in a compound to the rear of the property, accessed via a gate.

Situated in a Tarring village, the property is ideally positoned close to a handful of sought after schools, shops, cafe's and pubs. The property is also just a short distance to West Worthing mainline rail station providing direct routes to Brighton, London & beyond.

In our opinion viewing is essential to fully appreicate both the size and excellent location of this sought after family home.

Entrance Hall

Lounge
19'1 x 12'7 (5.82m x 3.84m)

Dining Area
10'3 x 7'10 (3.12m x 2.39m)

Kitchen
9'7 x 7'3 (2.92m x 2.21m)

First Floor Landing

Bedroom One
15'5 x 10'8 (4.70m x 3.25m)

Bedroom Two
13'7 x 9'6 (4.14m x 2.90m)

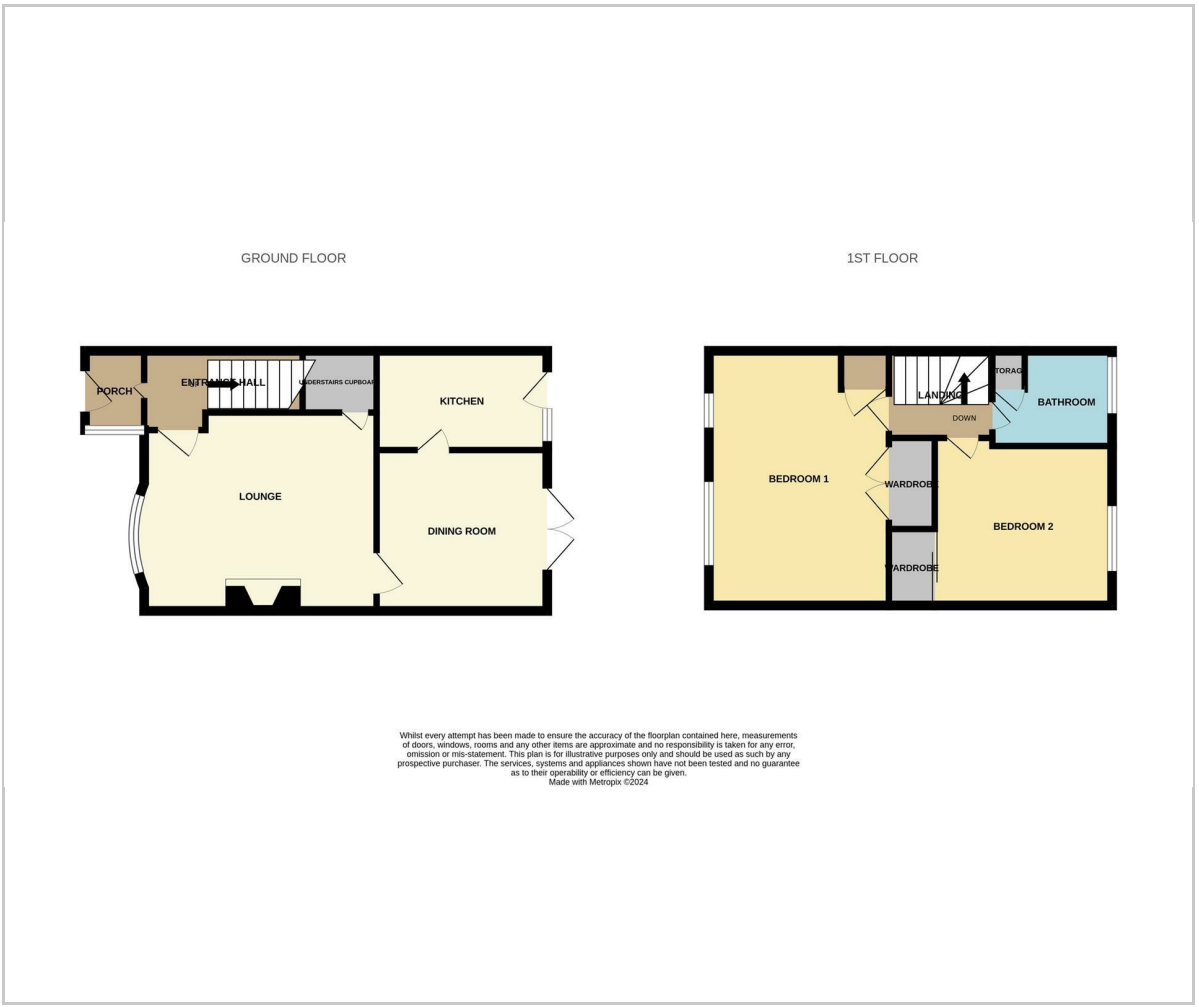
Family Bathroom

Outside

Rear Garden

Garage In Compound

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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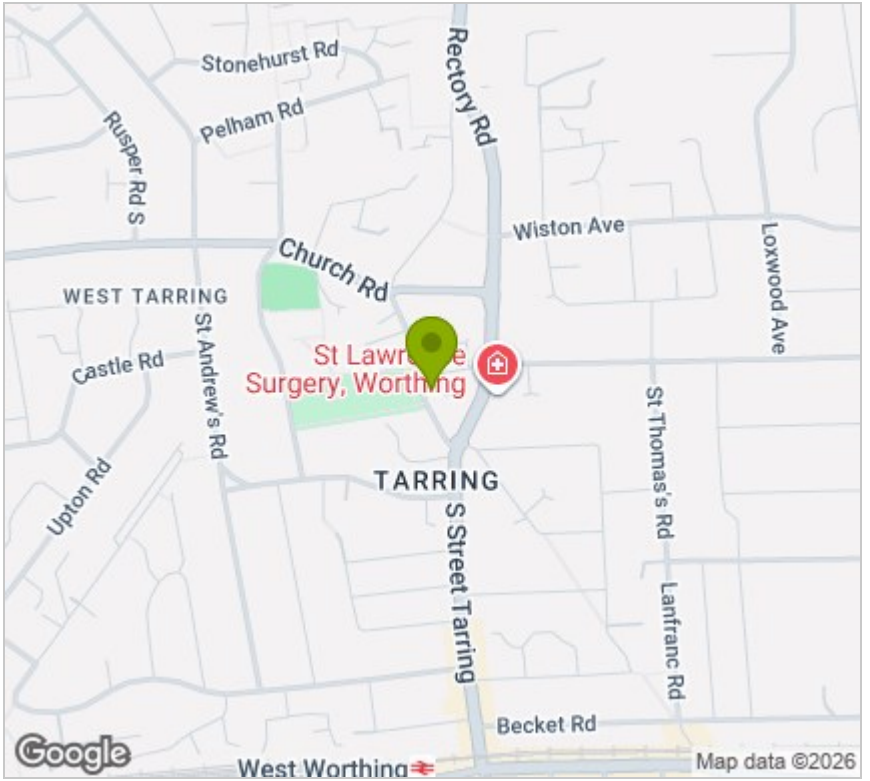
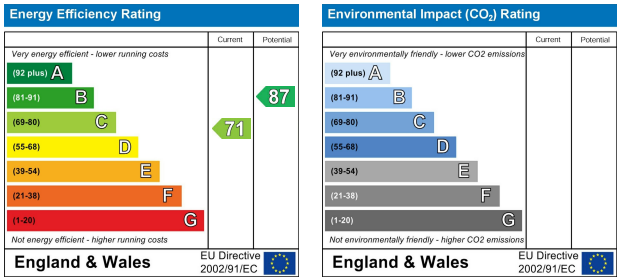
Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.