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132 St. Andrews Road

Tarring, Worthing, BN13 1HH

Guide price £525,000

Freehold Council Tax Band E

3 1 2 C

Situated in St. Andrews Road is a beautifully presented and extremely spacious three bedroom semi-detached house, with a useful loft room boasting pleasing views towards St. Andrews church.

In brief, the accommodation comprises a composite front door into a spacious entrance hall, bay fronted lounge, L-shaped open plan modern high gloss fitted kitchen, dining area, and double aspect family room with French doors opening onto the rear garden.

To the first floor are three good sized bedrooms and a family bathroom, and there is a spiral staircase leading to the useful loft room. There is also a ground floor w/c.

Externally, the front of the property is arranged to provide off road parking, which intern leads to a garage with personal door to garden. The rear garden is a particular feature of the property being laid predominantly to lawn with flag stone, patio, and shingled borders. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall space and size of this lovely family home.

St. Andrews Road is situated in the village of Tarring, with West Worthing mainline railway station being close at hand, giving great links to most major towns and cities. Buses also serve the area. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants, is approximately two mile distance.

Please contact the vendor's sole agents to arrange your private viewing tour.

Composite front door into spacious entrance hall
16'4 x 8'5 opening to 18'2 (4.98m x 2.57m opening to 5.54m)

Ground floor w/c

Bay fronted lounge
12'11 x 11'11 (3.94m x 3.63m)

Kitchen/dining room
20'10 x 11'11 (6.35m x 3.63m)

Double aspect family room
11'8 x 11'3 (3.56m x 3.43m)

Stairs to first floor landing

Bedroom two
12'0 x 11'11 (3.66m x 3.63m)

Bayfront bedroom one
13'1 x 12'0 (3.99m x 3.66m)

Bedroom three
13'9 x 8'6 (4.19m x 2.59m)

Family bathroom
8'5 x 5'10 (2.57m x 1.78m)

Spiral staircase to useful loft room with Velux wi
11'10 x 10'9 (3.61m x 3.28m)

Off road parking

Garage

Rear garden

Floor Plan

TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

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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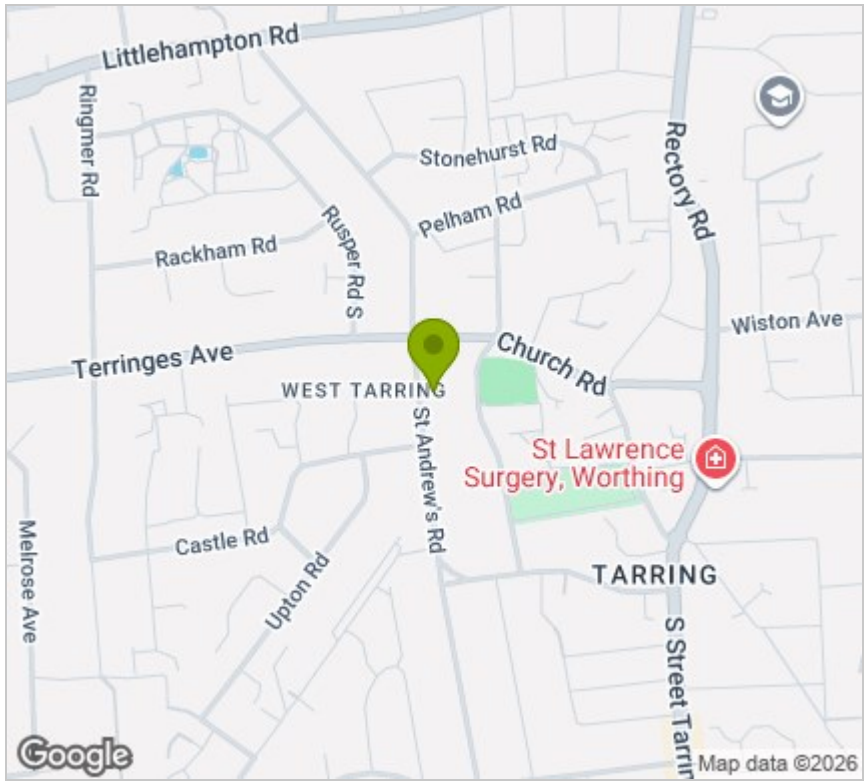
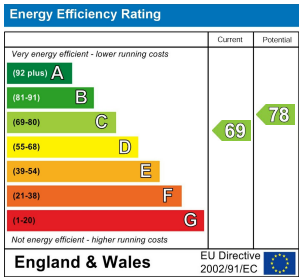
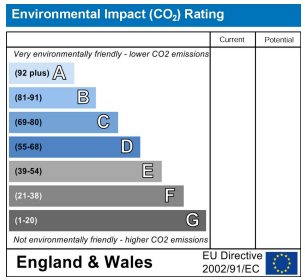
Area Map



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.

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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.