



Lincoln Road, Worthing, BN13 1BG  
Asking Price of £430,000



We are pleased to offer an extended, semi detached house to the market. The property offers three bedrooms, lounge/ modern fitted kitchen, dining room, ground floor WC and family bathroom. The property offers a landscaped rear garden, off road parking and garage.



## Key Features

- Extended Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Dining Room/ Lounge
- Ground Floor WC
- Family Bathroom
- Garage
- Off Road Parking
- Popular Residential Location



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Sliding door leading into the porch with front door leading into the entrance hall. The entrance hall has access to all ground floor rooms. Doors leading into the open plan kitchen/ living space. Lounge located to the front with fireplace, space for dining furniture and opening into the kitchen. The modern fitted kitchen offers grey wall and base units, space for American fridge/ freezer, integrated dishwasher, washing machine, oven, gas hob, breakfast bar, sink, drainer and door leading out to the rear garden. On the first floor there are three bedrooms and a family bathroom.

### EXTERNAL

To the front of the property there is off road parking leading to the car port with garage up and over door. The rear garden has been laid to lawn with floral borders and patio area. Access to the detached garage which benefits from an up and over door.

### LOCATION

Located in Tarring within the sought after Thomas a Becket school catchment area and within walking distance of Tarring Park. Local shops can be found approximately 0.5 miles away at South Street. Worthing town centre is within 1 mile. The nearest station is West Worthing, approximately 0.5 miles away.

COUNCIL TAX BAND  
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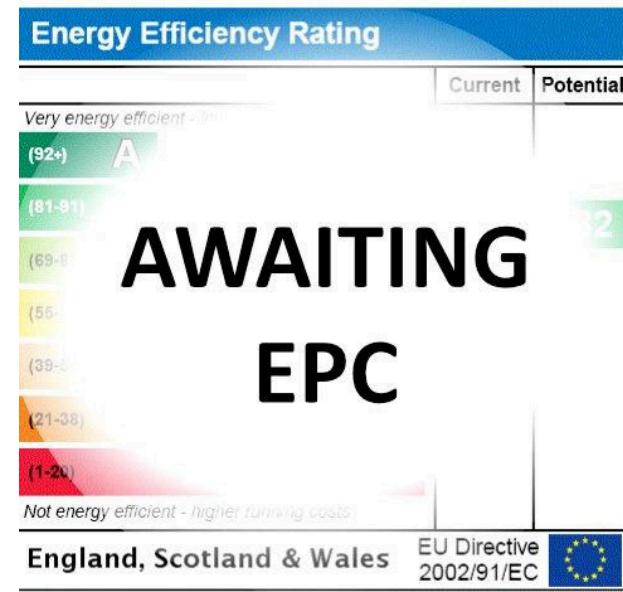
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Approximate total area<sup>(1)</sup>  
 925.91 ft<sup>2</sup>  
 86.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Property Details:**

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.