



**Banner Cottage, 9 High Street, Tarring, Worthing, BN14 7NN**  
**Offers Over £450,000**





Jacobs Steel are pleased to be able to offer the opportunity to purchase a grade II listed property, situated in the heart of Tarring Village. The property dates back to the 1600's and offers three double bedrooms, modern re-fitted kitchen & bathroom, ground floor cloakroom, west facing rear garden, allocated parking space and garage.





## Key Features

- Grade II Listed End Of Terrace House
- Three Double Bedrooms
- Modern Re-fitted Kitchen
- Modern Bathroom
- Period Features
- West Facing Rear Garden
- Allocated Parking Space
- Garage
- Tarring Village
- Viewing Highly Recommended



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the lounge which offers the original inglenook fireplace with log burner. Opening leading into the hallway which offers access to the ground floor cloakroom and under stairs storage. The modern re-fitted kitchen offers wall and base units, inset sink, integrated dishwasher, integrated washing machine, built in double oven, electric hob and freestanding fridge/ freezer. On the first floor there are three double bedrooms with the primary bedroom offering built in wardrobes. The re-fitted bathroom benefits from a freestanding bath with shower attachment, wash hand basin, WC and corner shower unit.

### EXTERNAL

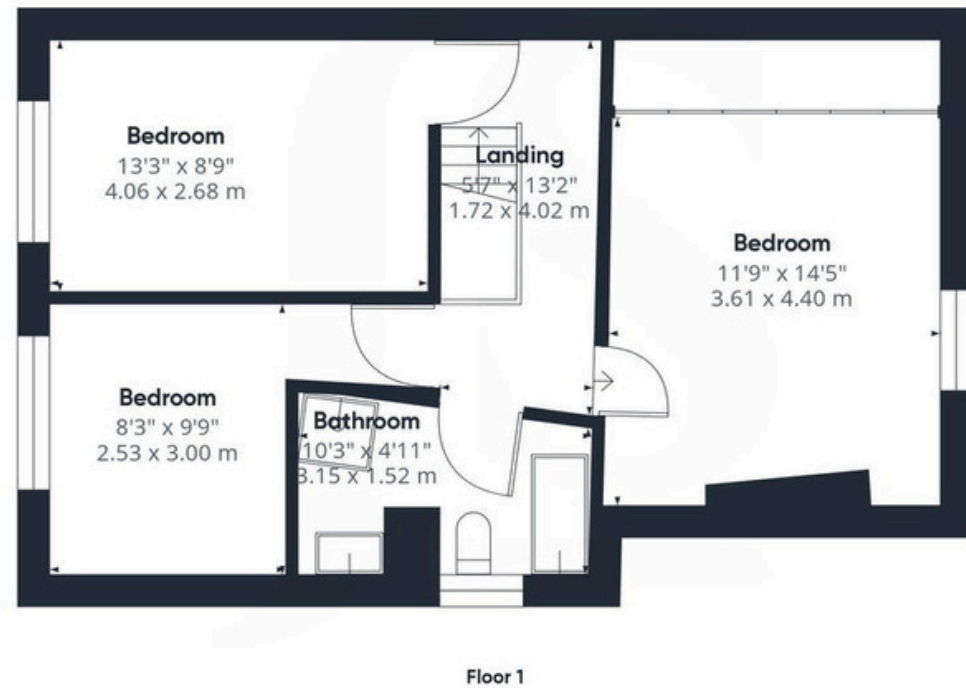
The rear garden is west facing and has been laid to lawn, two patio seating areas and timber gate giving side access and access to the parking space. There is a shared drive down the side which offers access to a parking space and double wooden doors to a garage. The garage offers loft storage.

### SITUATED

Positioned in the heart of the historic Tarring village, the property is set on the quiet High street, 200 yards from the village centre where there are coffee shops, a restaurant and pubs. West Worthing train station is positioned 0.5 miles away and the house falls within the sought after Thomas A Becket primary and junior school catchment areas. Bus routes run along close by Rectory Road and there are convenience stores and further facilities at the Thomas A Becket shopping parade. Worthing town centre and its array of shops, restaurants and theatres is approximately 1.5 miles away.







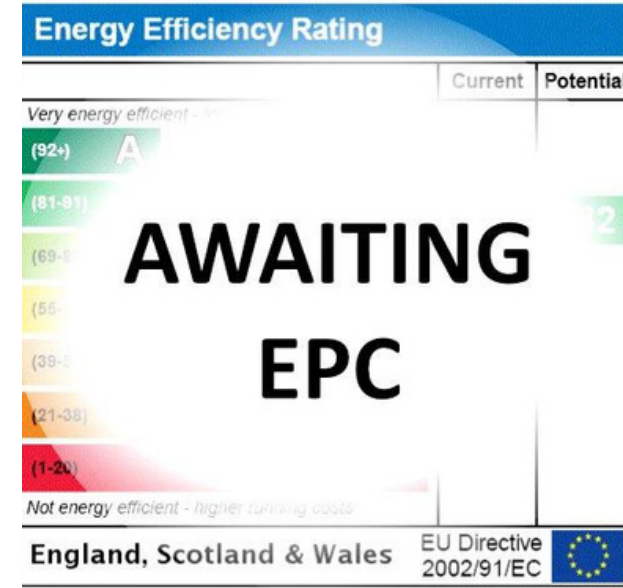
Approximate total area<sup>(1)</sup>  
975.43 ft<sup>2</sup>  
90.62 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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## Property Details:

Floor area (as quoted by EPC: 94 sqm)

Tenure: Freehold

Council tax band: c

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.