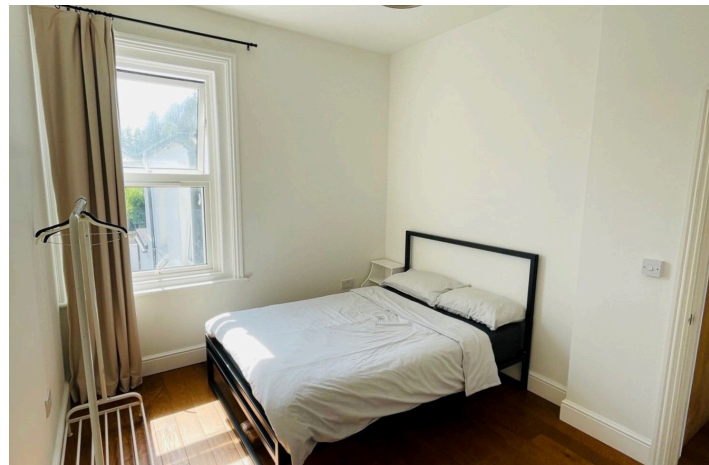




Tarring Road | Worthing | BN11 4HE  
**£279,995**



Jacobs Steel are delighted to offer for sale this unique and rarely available split level marionette arranged over the first and second floor of this period conversion benefitting from two double bedrooms, 20' lounge/diner, alongside a modern kitchen and bathroom. Boasting tall ceilings and plenty of natural light, this property has the additional benefit of being sold with a share of freehold.



## Key Features

- Split Level Marionette
- 20ft Lounge/Diner
- Two Double Bedrooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Popular West Worthing Location
- Immaculately Presented Throughout
- Share Of Freehold
- Gas Central Heating And Double Glazing
- Close To Train Stations, Shops And Local Amenities



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Stairs in the communal hallways rise to the first floor where the front door to the property leads through to an entrance hallway. The living room measures 20'07" x 11'11" with tall ceilings and two large picture windows flooding the room with plenty of natural light, which is brilliantly contrasted by engineered oak flooring which seamlessly flows through to a modern kitchen fitted with plenty of wall and base mounted cabinets, contrasting worksurfaces, an integrated oven and hob to accompany space and provisions for other appliances. In addition there is a double bedroom on this level measuring 11'10" x 09'06" with a south facing window which has been neutrally decorated with the same engineered flooring to give a modern aesthetic. Stairs then rise to the first floor landing where the master bedroom can be located with another south facing window and measuring a substantial 18'06" x 12'06" which will cater for a variety of bedroom furniture. The bathroom comprises of a modern suite with a bath and rainfall style shower, w/c and wash hand basin with vanity storage.

### TENURE

Tenure: Share of Freehold

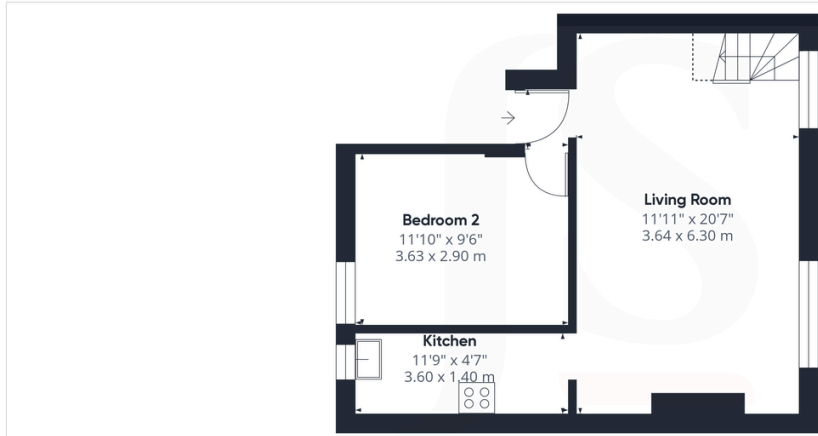
Lease: Approximately 105 years remaining

Service charge: £150 per quarter

### LOCATION

Beyond its doorstep lies a vibrant neighborhood adorned with local shops and amenities. West Worthing railway station can be found less than 0.5 miles away with and only a short distance from Worthing Town Centre and seafront.





Floor 0



Floor 1



**Approximate total area\***  
726.35 ft<sup>2</sup>  
67.48 m<sup>2</sup>

**Reduced headroom**  
50.27 ft<sup>2</sup>  
4.67 m<sup>2</sup>

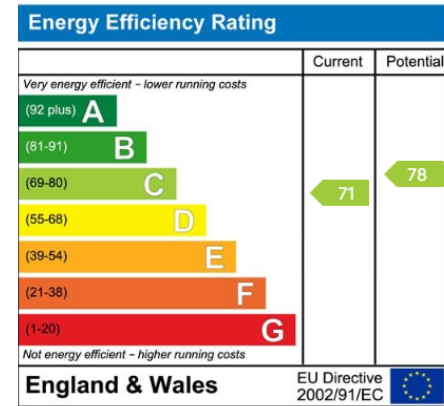
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

GIRAFFE360



## Property Details:

Floor area \*as quoted by EPC: tbc SqFt

Tenure: Share of Freehold

Council tax band: A

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.