



Woodlea Road, Worthing, BN13 1BP
Asking Price Of £525,000



We are pleased to be able to offer an Edwardian style, semi detached house to the market. The property offers three bedrooms, two reception rooms, family bathroom and kitchen/ breakfast room. The semi detached house features off road parking and a west facing rear garden.



Key Features

- Edwardian Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- Kitchen/ Breakfast Room
- West Facing Rear Garden
- Off Road Parking
- Close to Local Shopping Facilities
- 0.25 Miles From West Worthing Station



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Front door leading into the entrance with access to ground floor rooms. There are two reception rooms with the one to the front offering a bay fronted window. The kitchen/ breakfast room is located to the rear of the property with space for table and chairs, breakfast bar 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. The rear garden is west facing and has been laid to patio and shingle with timber shed and log cabin to the rear.

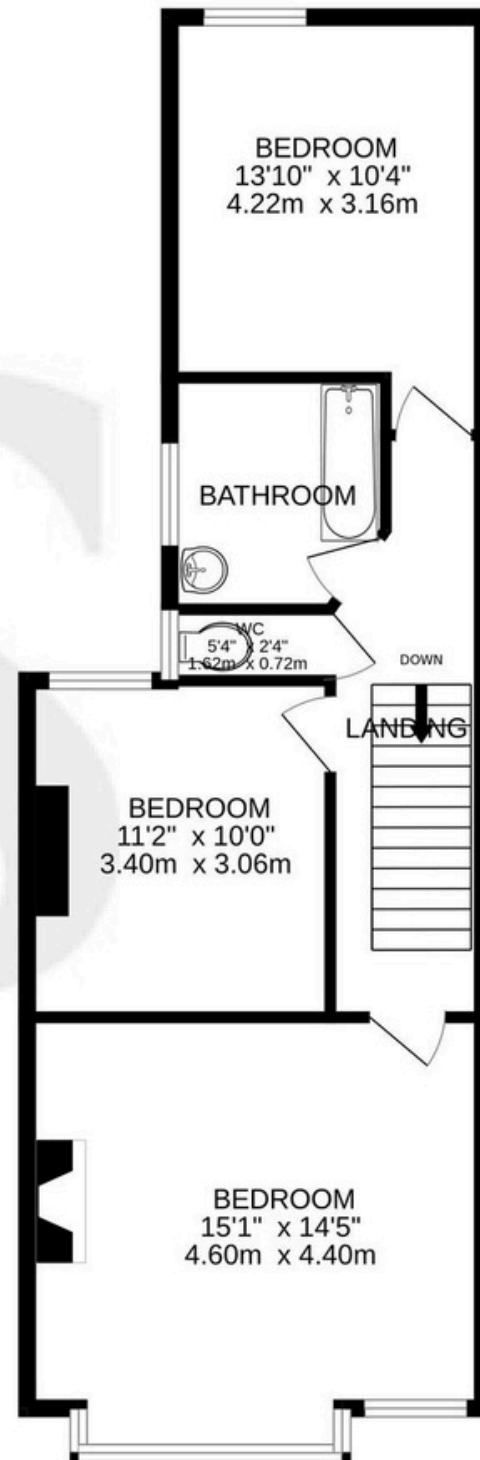
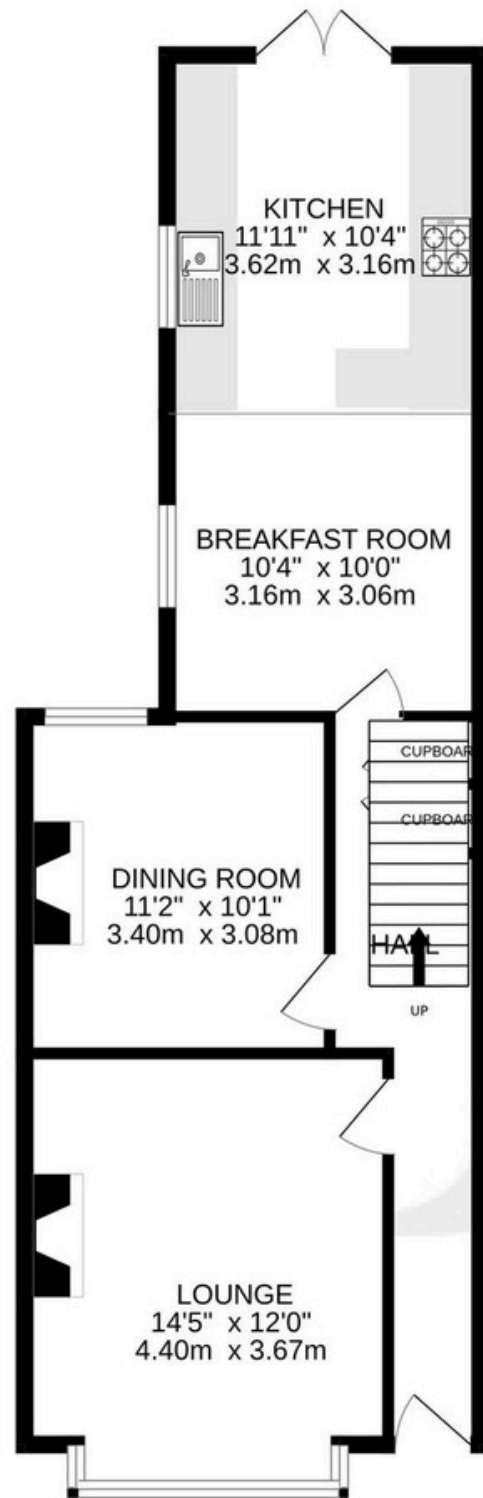
LOCATION

In the desirable Woodlea Road, Tarring, the house falls in the popular Thomas A Becket infant and junior school catchment area. West Worthing train station is 0.25 miles away and bus routes run along adjoining Canterbury Road. Tarring village centre with its pubs and cafes is 0.4 miles away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

COUNCIL TAX BAND

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 94 sqm

Tenure: freehold

Council tax band: E

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.