



Lincoln Road, Worthing, BN13 1BG  
Guide Price £415,000



We are thrilled to present this beautifully extended semi-detached home to the market. Boasting three well-proportioned bedrooms, two spacious reception rooms, modern kitchen and a family bathroom. This property offers comfortable and versatile living spaces. Additional highlights include ample off-road parking, a garage, and a generously sized rear garden, perfect for outdoor entertaining or relaxing with family.

Conveniently located near Thomas A 'Becket School, local shopping amenities and excellent transport links, this home is perfectly positioned for both families and commuters alike.



# Key Features

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms & Garden Room
- Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Garage
- Good Size Rear Garden
- Close To Local Shopping Facilities & Transport Links
- Thomas A 'Becket School Catchment Area



**3 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

## INTERNAL

The front door opens into a welcoming entrance hall with space for coats and shoes, providing access to the lounge and stairs leading to the first floor. The lounge, situated at the front of the property, features an elegant fireplace surround, under-stair storage and an open layout leading seamlessly into the dining room. The dining room benefits from a connecting additional room, which boasts double doors opening to the rear garden, ideal for entertaining or relaxing. The kitchen is accessed via the dining room featuring fitted cream wall and base units, built-in oven with a gas hob, spaces for an under-counter fridge and freezer, plumbing for a washing machine, space for a dishwasher, a sink with drainer, and a door leading to the side of the property. On the first floor, there are three bedrooms. Two are generously sized doubles, while the third benefits from built-in storage. The family bathroom features fully tiled walls, a bath with an overhead shower, wash hand basin and a WC.

## EXTERNAL

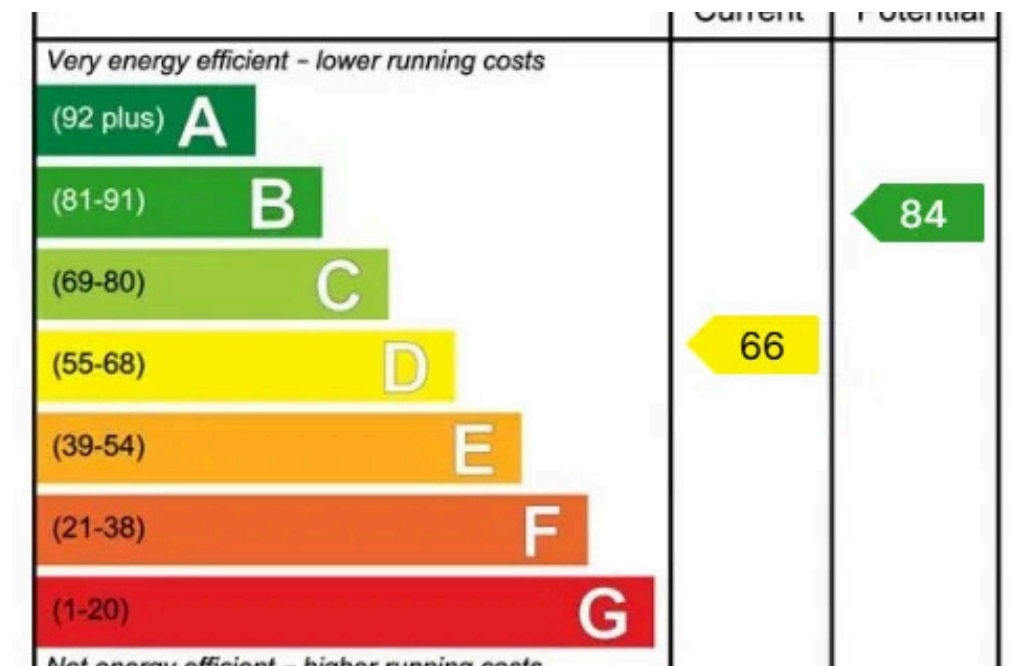
To the front of the property, there is ample off-road parking, complemented by timber gates that open to the side of the house and provide access to the garage. The garage is fitted with an up-and-over door for convenience. The rear garden is thoughtfully divided into two sections. The first section is laid to paving, surrounded by mature shrubs. The second section features a section laid to lawn accented by additional shrubs and a charming tree.

## SITUATED

Situated in the desirable area of Tarring, this property is ideally located within the sought-after Thomas A Becket school catchment area and just a short walk from the beautiful Tarring Park. Local shops and amenities can be found approximately 0.5 miles away on South Street, while Worthing town centre is conveniently located within 1 mile. For commuters, West Worthing station is just 0.5 miles away, providing excellent transport links.

COUNCIL TAX BAND D





## Property Details:

Floor area (as quoted by EPC: 82 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.