



Church Road, Worthing, BN13 1HE
Guide Price £340,000



We are delighted to present this charming period-style cottage to the market. This characterful home features two bedrooms, a cozy lounge, a fitted kitchen, and a well-appointed bathroom. Retaining some original features, the property exudes charm and warmth. Externally, the cottage benefits from a generously sized rear garden with a brick-built storage shed. Ideally situated just a short walk from the picturesque Tarring Village, this home offers a perfect blend of historic charm and modern convenience.



Key Features

- Period Style Mid Terrace Cottage
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Good Size Rear Garden
- Brick Built Shed
- Close To Local Shopping Facilities



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The front door opens into a welcoming lounge, featuring a charming open fireplace with a brick surround. Stairs lead to the first floor, while a door provides access to the kitchen. The fitted kitchen is well-equipped with wall and base units, space for a fridge/freezer and washing machine, an electric hob, a built-in oven, a sink with drainer, and a convenient breakfast bar. A door leads directly out to the rear garden, enhancing the indoor-outdoor connection. Upstairs, the first floor hosts two bedrooms. The primary bedroom is a spacious double, while the second bedroom is a cozy single with built-in storage. The bathroom is fitted with a bath and overhead shower, a wash hand basin, and a WC

LOCATION

In the highly desirable and sought after location of Church Road, the property is situated just round the corner from the historic West Tarring church and tennis courts, bowls green & Tarring park with the children's playground and basketball courts. The property falls within the Thomas A Becket school catchment areas and both the infant and junior schools are within 0.5 miles; there are a wealth of secondary schools locally, all accessible from the property. Pubs, coffee shops, doctors surgery and newsagents can be found in Tarring village, 100 yards away and West Worthing train station is positioned approximately 0.5 miles away and bus routes run locally.

EXTERNAL

The generously sized rear garden is beautifully designed with paved areas and charming floral borders. It also benefits from a timber shed at the rear and a sturdy brick-built storage shed, providing ample outdoor storage space.





Floor 0



Floor 1



Approximate total area⁽¹⁾

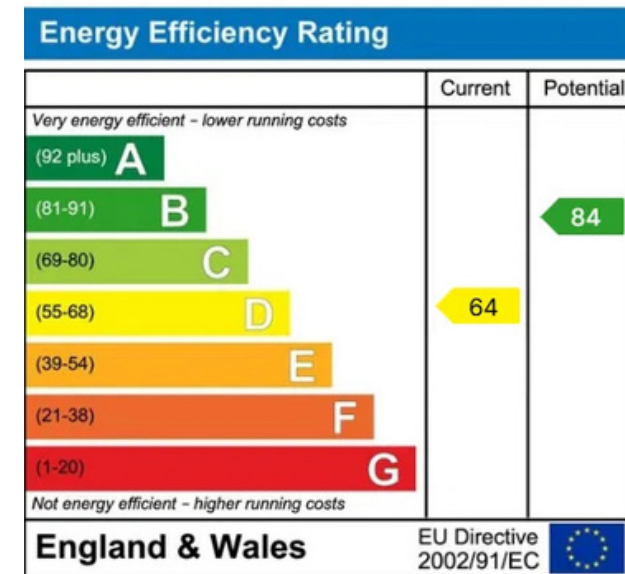
503.54 ft²
46.78 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Property Details:

Floor area (as quoted by EPC: 57 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.