



Lanfranc Road | Worthing | BN14 7ER
Offers Over £350,000



We are delighted to offer for sale this charming and spacious mid terraced family home, positioned in the highly desirable Tarring location close to local shops, amenities and mainline train station. The property boasts three bedrooms, dual aspect open plan living/dining room, modern fitted kitchen, contemporary shower room, mature east facing rear garden and benefits from characterful features throughout. .



Key Features

- Mid-Terraced Period Family Home
- Three Bedrooms
- Dual Aspect Open Plan Living/Dining Room
- Contemporary Shower Room
- Modern Fitted Kitchen
- Good School Catchment
- Popular Tarring Location
- Close To Local Shops, Amenities & Mainline Train Station
- East Facing Low Maintenance Rear Garden



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into the welcoming entrance hall, which provides access to all ground floor rooms, stairs rising to the first floor and a convenient place to store shoes and hang coats. Positioned at the front of the property is the bay fronted living room, which opens up into the dining room via an opening in the wall to create a generous dual aspect space. Both rooms can be used as an open plan hosting space or kept separate for a cosy snug at the front and a dining space to the rear. Situated at the rear of the house is the kitchen, this room measures 13'4" x 9'3" and provides direct access out to the rear garden. The kitchen has been fitted with an array of neutral gloss wall and floor mounted units, topped with dark granite worktops and solid oak sections to create a smart finish. There is plenty of space and provisions for white goods, a breakfast bar and an integrated oven/hob and fridge freezer. To the first floor are three good sized bedrooms, the main bedroom is located at the front of the house and benefits from facing west, transforming this into a light and airy room all year round. The main and second bedroom measure 11'9" x 14'0" and 10'9" x 8'8", with space for a large double bed alongside various other free standing bedroom furniture. The contemporary shower room has been fitted with a three piece suite including a shower, toilet and hand wash basin.

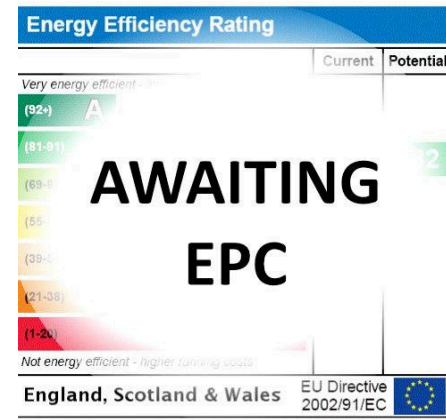
EXTERNAL

To the front of the property there is a paved front garden with dwarf walls that line all front boundaries, creating a convenient place to store bins. The private and beautifully maintained east facing rear garden has been cleverly landscaped to require minimum upkeep, but also provides the perfect patio space for garden furniture or a barbeque area. There is rear access via a twitten.

LOCATION

Situated In a quiet residential area of Tarring and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is mainline Worthing which is less than 0.5 miles away. Bus services run nearby.





Property Details:

Floor area *as quoted by EPC: tbc

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.