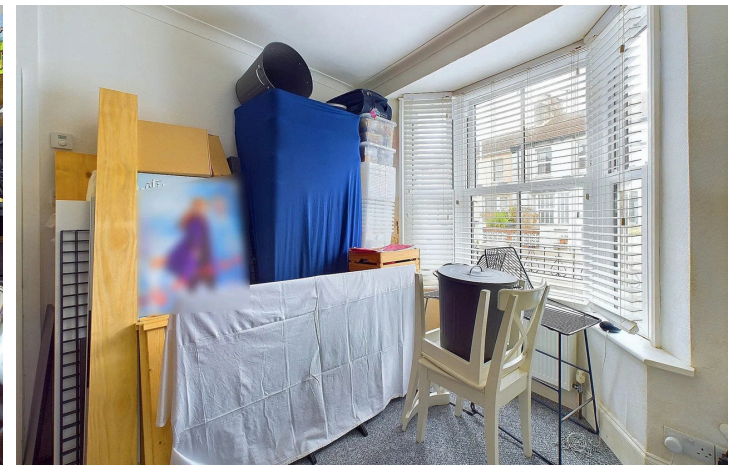
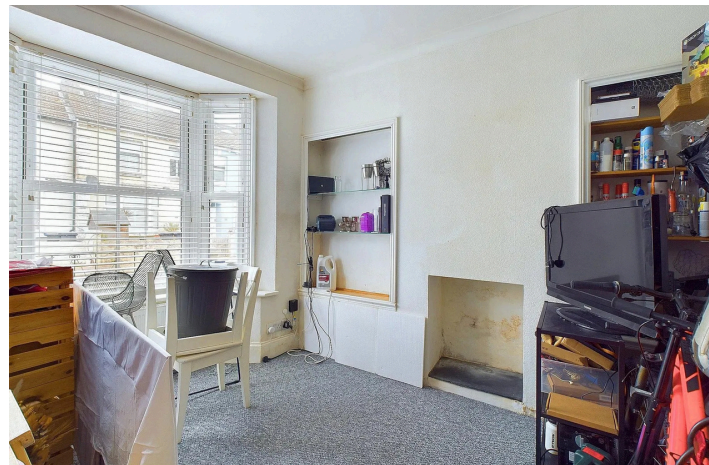




Tarring Road | Worthing | BN11 4EP
£280,000



We are delighted to offer for sale this charming and well situated mid terraced house positioned close to Worthing town centre, close to local shops, amenities and mainline train station. The property boasts two bedrooms, two reception rooms, fitted kitchen & bathroom, south facing rear garden and is sold with no ongoing chain.



Key Features

- Mid Terraced House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- Less Than 400 Metres From Worthing Station
- South Facing Rear Garden
- Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station
- Ideal First Time Buy Or Investment
- No Ongoing Chain



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens into the welcoming entrance hall, with access to all ground floor rooms, stairs rising to the first floor and understair storage. Positioned at the front of the house is the bay fronted living room measuring 12'4" x 8'6". Situated adjacent is the living room, which benefits from facing south and direct access to the kitchen at the rear. The kitchen has been fitted with an array of white gloss shaker style wall and floor mounted units, topped with oak style worktops to create a smart finish. There is plenty of space and provisions for multiple white goods. To the first floor are two generously sized bedrooms both measuring 10'6" x 11'9" and 10'7" x 7'4". The bathroom has been fitted with a three piece suite including a bath with shower overhead, toilet, hand wash basin and has a large storage cupboard.

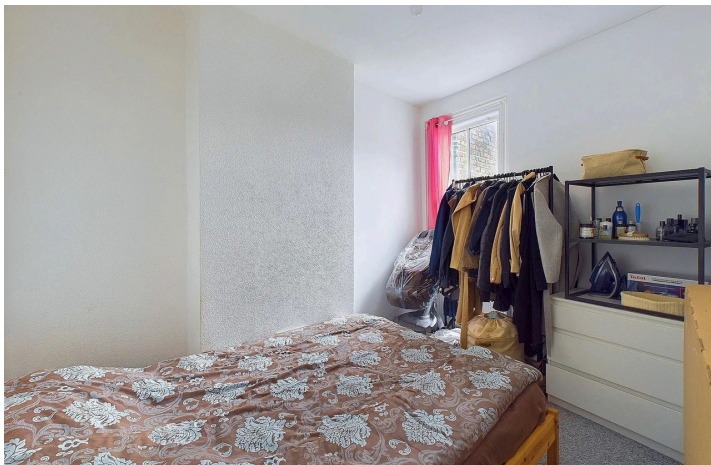
EXTERNAL

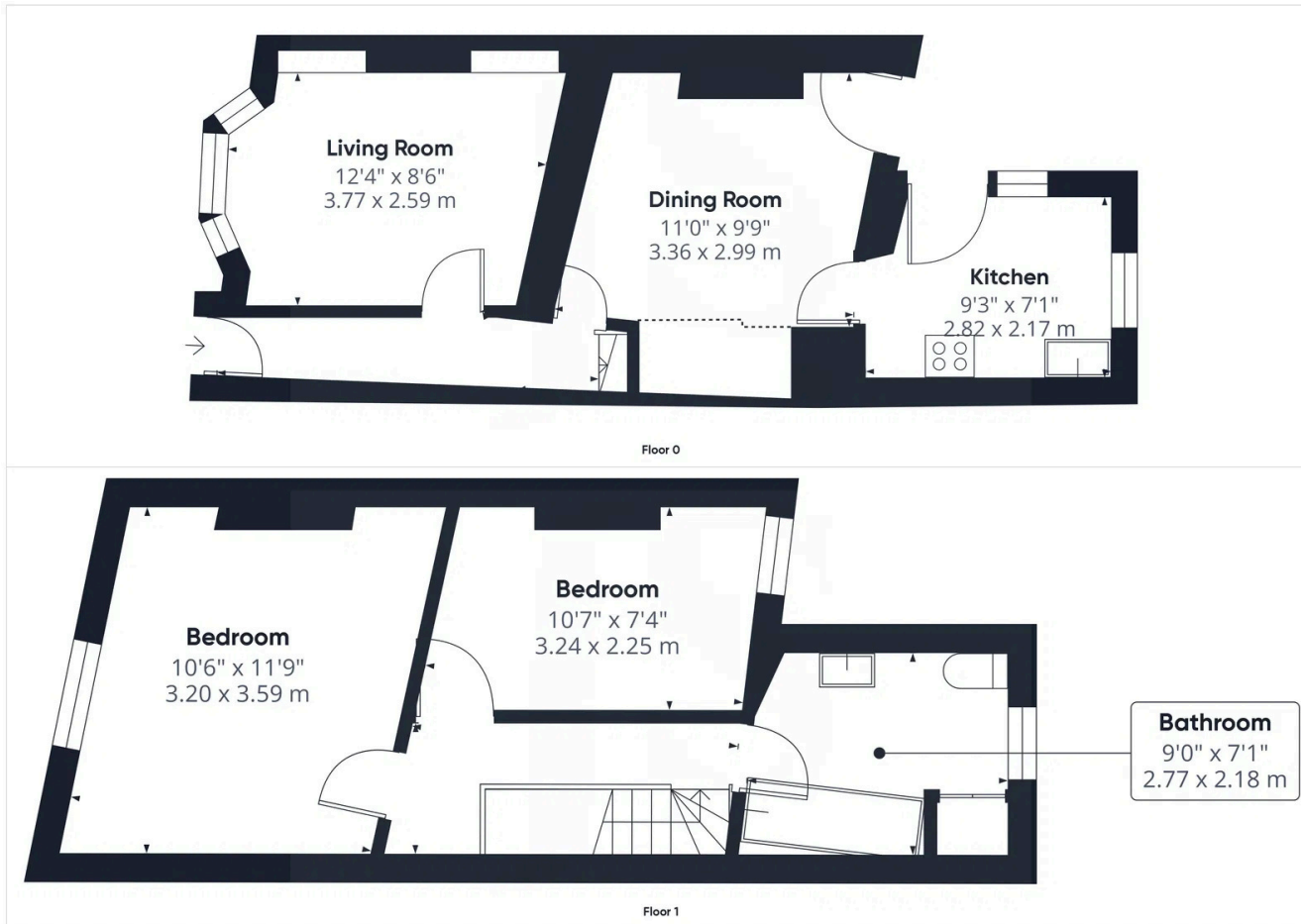
The south facing rear garden has been predominately laid with paving, with a planted border, space for plenty of pots and a patio perfect for an outdoor table and chairs.

LOCATION

Situated In a convenient town centre location, within walking distance of local shops, amenities and transport links. The seafront and mainline train station are moments away and a vast array of eateries, coffee shops and bars are also within easy reach.

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 710 Sqft

Tenure: Freehold

Council tax band: B

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.