



Tarring Road | Worthing | BN11 4HE  
Offers Over £460,000





We are delighted to offer for sale this exceptionally well presented and spacious end of terrace Victorian house, situated in this popular town centre location close to local shops, amenities and mainline train station. The property boasts three double bedrooms, dual aspect large living/dining room, south facing open plan kitchen/diner, contemporary bathroom suite and a south facing mature rear garden. The house has been excellently refurbished throughout in a contemporary but yet traditional style.





## Key Features

- End Of Terrace Victorian House
- Three Double Bedrooms
- Modern Fitted Kitchen
- South Facing Open Plan Kitchen/Diner
- Dual Aspect Living/Dining Room
- Contemporary Bathroom Suite
- Excellently Presented Throughout
- South Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- A Wealth Of Characterful Features Throughout



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

The original front door opens into a welcoming entrance hall that provides access to all ground floor rooms, under-stair storage, and stairs leading to the first floor. At the front of the property, you'll find a spacious living/dining room that has been opened up into an impressive dual-aspect area, measuring a generous 11'9" x 27'3". This cleverly designed space can function as two separate reception rooms or one large family room, offering ample room for both living and dining furniture. At the rear of the house is the south-facing kitchen/diner, which, thanks to its orientation, transforms into a bright and airy space year-round, making it the heart of the home for hosting. The kitchen features a stylish arrangement of navy textured, handle-less wall and floor-mounted units, complemented by high-quality oak worktops for a polished finish. It includes various integrated appliances such as an electric oven, microwave, five-ring gas hob, washing machine, fridge freezer, and space for a dishwasher. A breakfast bar lines the back of the room, with enough room for a large family dining table. High quality herringbone flooring has been fitted throughout this room and has Bi-folding doors open to the south-facing rear garden, creating a sunny and inviting area for the family to relax. On the first floor, there are three double bedrooms, with the main bay-fronted bedroom measuring 15'10" x 12'0". Each bedroom can comfortably accommodate a large double bed along with additional free-standing furniture. The family-sized bathroom features a modern three-piece suite, including a bath with an overhead shower, toilet, and hand wash basin. There is also a separate w/c located adjacent to this room. The entire house is rich in character, showcasing refurbished original floorboards, ceiling cornicing, feature fireplaces, square bay fronted windows, and a Victorian-style path leading to the front door. The modern heating system in the house is run via Hive. The large loft has a drop down ladder, is partially boarded and has huge scope for potential.

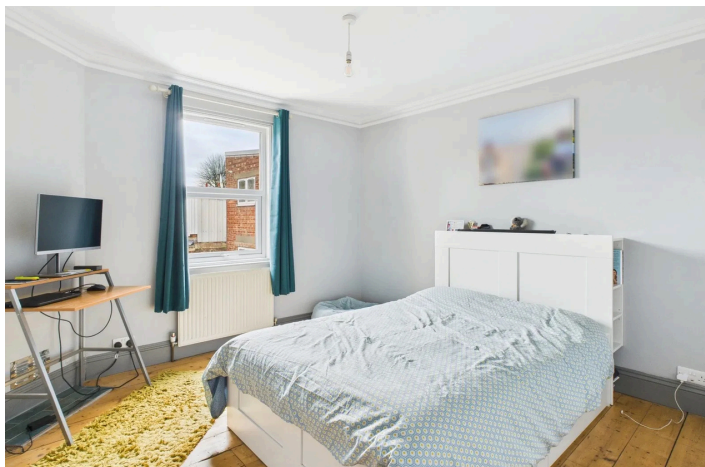
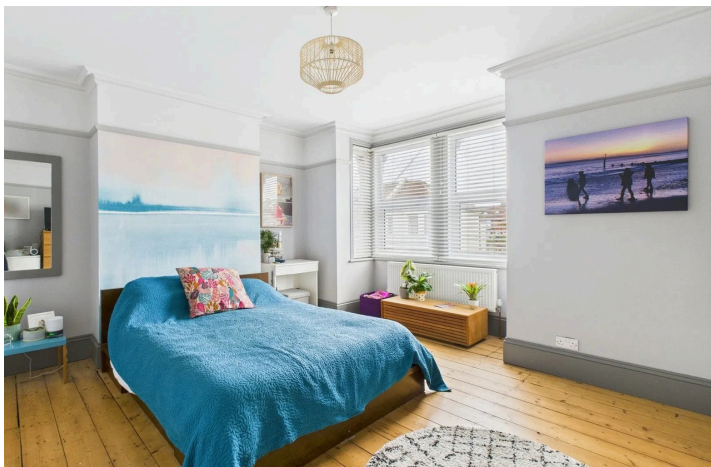
## EXTERNAL

To the front of this attractive Victorian house is a front garden laid to lawn with a shingled border and tiled path leading to the front door. The south facing rear garden is accessed via bi-folding doors and has been predominantly laid to lawn, with planted borders lining the boundaries, a shed at the bottom of the garden and a paved patio at the top of the garden. Brick walls surround the garden on all sides, creating a private and secluded space for the family to enjoy. Restricted on street parking is available outside the house and along Tarring road, with unrestricted parking available on the neighbouring roads of Shakespeare and Browning road.

## LOCATION

Situated In this popular residential location, the property is positioned almost equidistance from both West Worthing and Worthing mainline train stations which are around 625 metres away. There are convenience stores close by on Tarring Road and within easy reach of each Worthing town centre with its comprehensive range of shops, cafes, restaurants and leisure facilities.

Council Tax C

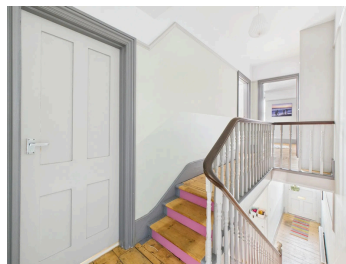
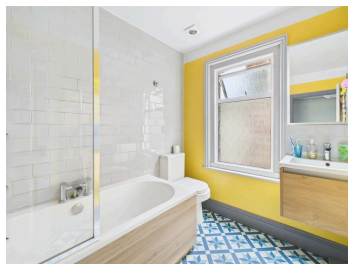
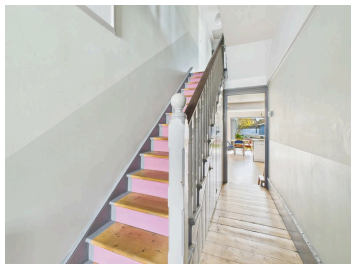
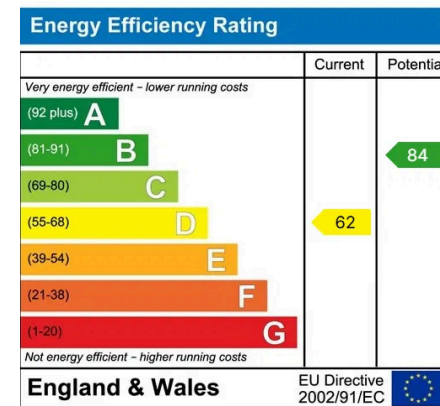




Ground Floor



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 1335 SqFt:

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.