



Guildford Road | Tarring | Worthing | BN14 7LL  
Offers Over £350,000





Jacobs Steel are delighted to offer for sale this rarely available and deceptively spacious mid-terraced family home, ideally positioned on a sought-after residential road in the ever-popular Tarring area of Worthing. This well-presented property boasts three generously sized bedrooms, two bright and versatile reception rooms, a fitted kitchen, and a large family bathroom. Further highlights include a charming south-facing garden, offering a perfect space for relaxation or entertaining, and potential for off-road parking (subject to necessary consents). Located within easy reach of local shops, amenities, reputable schools, and Worthing mainline train station providing direct links to Brighton and London, this home is perfect for families and commuters alike. This is a fantastic opportunity to secure a spacious and ideally located home in a desirable area.





## Key Features

- Mid-Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Large Fitted Bathroom
- South Facing Garden
- Opportunity For Off Road Parking (STNC)
- Desirable Tarring Location
- Close To Shop, Amenities & Mainline Train Station
- Good School Catchment



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

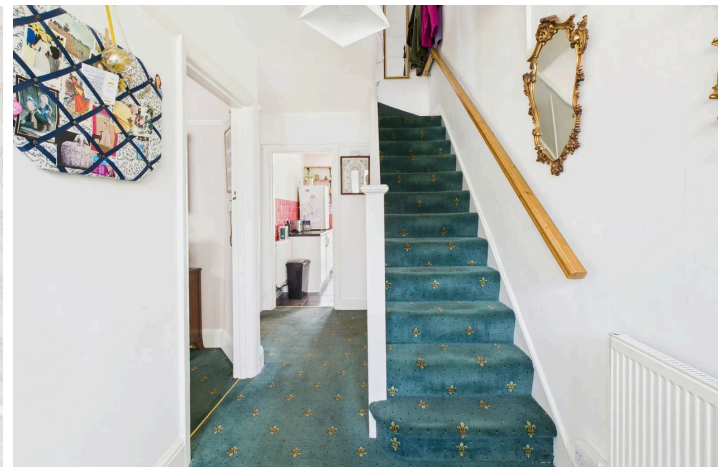
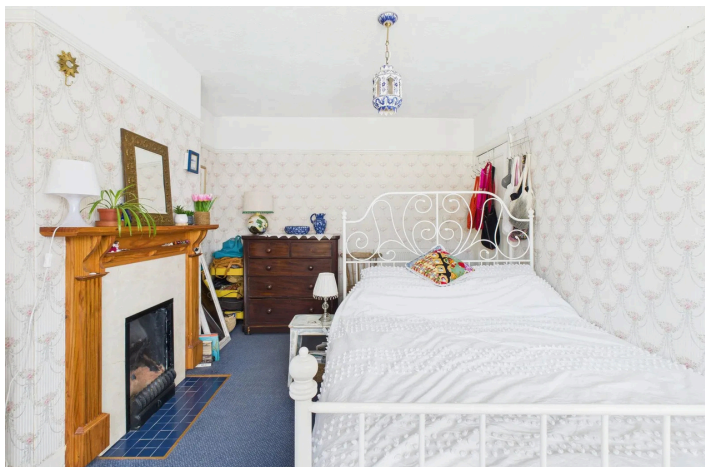
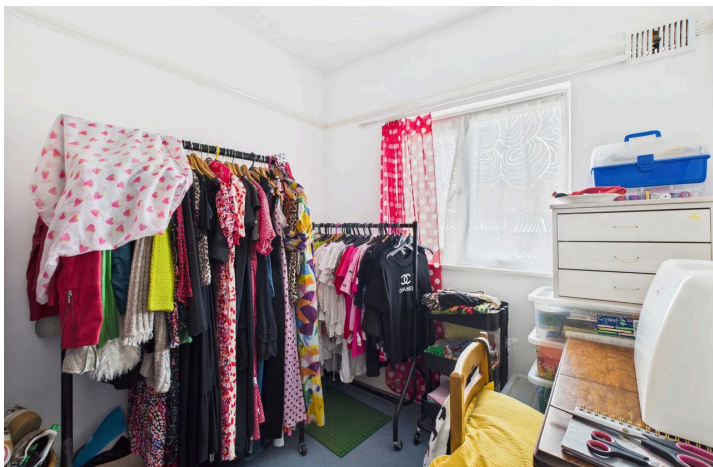
Upon entering the property, you are welcomed into a bright and spacious entrance hallway, filled with natural light and offering a warm first impression. The hallway provides access to all principal ground floor rooms and features a staircase leading to the first floor. Its generous proportions and neutral décor set a practical and inviting tone for the rest of the home. The ground floor boasts two well-proportioned reception rooms, currently divided by traditional double wooden doors, which can be left open for a flowing open-plan feel or closed for more private, defined spaces. The front reception room is enhanced by a bay window that allows plenty of natural light to flood in, creating a comfortable and spacious setting ideal for a lounge or family room. The rear reception room overlooks the south-facing garden—making it a perfect space for dining and entertaining. The kitchen, located just off the dining area, is fitted with a good range of wall and base units, offering generous storage and workspace, along with plumbing and space for a washing machine, fridge/freezer, and other white goods. A door from the kitchen also leads directly into the garden, adding further convenience. There is significant potential to knock through and combine the kitchen and dining area to create a larger, open-plan kitchen-diner—ideal for modern family living. Upstairs, the property continues to impress with three well-sized bedrooms. The main bedroom is positioned at the front of the house and benefits from a charming bay window, providing extra floor space and natural light. It measures an impressive 13'6" x 10'2", easily accommodating a double bed and additional furniture. The second bedroom is also a comfortable double, overlooking the rear garden, while the third bedroom offers a versatile space—ideal as a single bedroom, nursery, or home office. A family bathroom completes the first floor, fitted with a three-piece suite including a bath with shower over, WC, and wash hand basin.

### EXTERNAL

The front of the property is attractively framed by established hedging and secure fencing, creating a sense of seclusion while enhancing its overall kerb presence. This well-maintained space not only adds character but also offers the potential to be transformed into off-street parking, subject to the necessary permissions—adding practicality to its charm. To the rear, the garden is a true highlight of the home, boasting a prized south-facing orientation that ensures sunlight throughout the day. Carefully landscaped and lovingly maintained over the years, it offers a peaceful haven ideal for both relaxation and entertaining. Mature trees and well-established planting provide natural screening and a feeling of privacy, while a well-placed patio area captures the sun, making it an ideal spot for morning coffee, summer dining, or simply enjoying the outdoors in comfort.

### LOCATION

Guildford Road is a highly desirable and tranquil residential location, renowned for its peaceful ambiance and strong sense of community. Ideally situated, it offers convenient access to a wide range of local amenities including independent shops, inviting cafés, and everyday essentials. Families will appreciate its position within the catchment area of the sought-after Thomas A'Becket schools, as well as excellent secondary options such as Worthing High School, Bohunt, Davison C of E, and St Andrew's C of E. Just over a mile from Worthing town centre, residents can enjoy an array of shopping, dining, leisure, and entertainment options close by. Perfect for commuters, West Worthing mainline station is approximately 0.5 kilometres away, offering direct routes to both Brighton and London, while frequent bus services are available from nearby St Lawrence Avenue. This is a superb location for families and professionals seeking a balance of convenience, community, and connectivity.



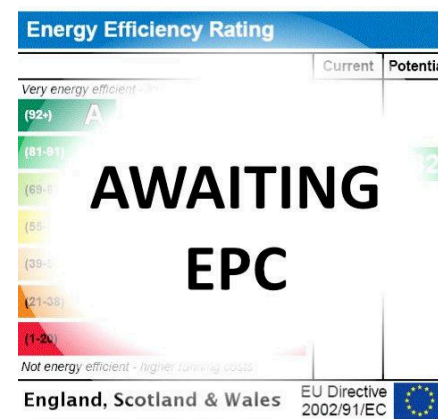
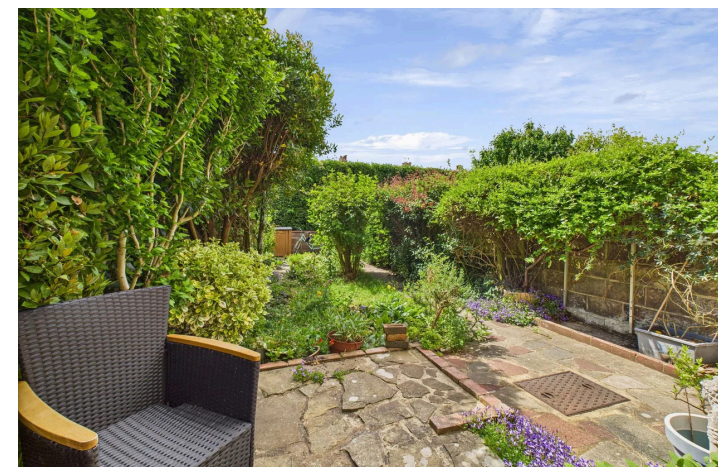
To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Ground Floor



Floor 1



## Property Details:

Floor area \*as quoted by floorplan:

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.