



4



1



2



C

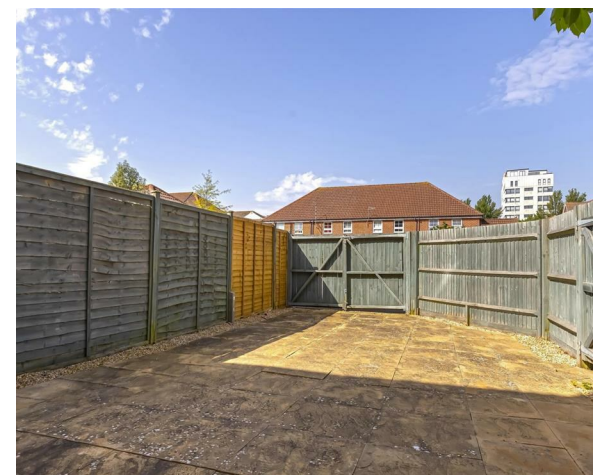


Description

We are delighted to offer this Modern Townhouse in Tagalie Square, Worthing, which is being sold with no ongoing Chain. It is situated in a very convenient location for shops, schools, bus route and mainline railway station that serves London, Brighton, Portsmouth & Southampton. The beach can also be found just over a mile away. The property has really spacious accommodation with cloakroom/w.c, modern fitted kitchen, large living/dining room with vaulted ceiling at one end. Four double bedrooms with one having an En-Suite shower room/w.c & family bathroom/w.c. Outside there is a West Facing Garden and allocated parking. For this properties location and size to be fully appreciated it must be viewed

Key Features

- Modern Townhouse
- West Facing Rear Garden
- Council Tax Band - D
- No Chain
- Two Bath/shower rooms
- Four Double Bedrooms
- Freehold
- EPC Rating - C
- Two Parking Spaces
- Viewing Advised



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Entrance Hall

Smooth ceiling, radiator.

Cloakroom/w.c

Low level flush w/c, wash hand basin, radiator, tiled flooring, wall mounted electric circuit breaker fuse board.

Kitchen

4.43 x 2.46 (14'6" x 8'0")

Measurements to include matching range of wall and base units, sink unit inset to worktop with mixer tap, fitted oven, hob and extractor fan, fitted washing machine, dishwasher and fridge freezer, tiled flooring, smooth ceiling.

Living / Dining Room

6.91 x 4.58 (22'8" x 15'0")

Two radiators, double glazed doors onto rear garden, vaulted ceiling with two velux windows, storage cupboard, smooth ceiling.

First Floor Landing

Smooth ceiling, radiator.

Bedroom One

4.60 x 3.7 narrowing to 3.056 (15'1" x 12'1" narrowing to 10'0")

Two double glazed windows, radiator.

En-Suite Shower/w.c

Walk in shower cubicle, low level flush w/c, wash hand basin, smooth ceiling with spotlights, extractor, door to hallway, part tiled walls.

Bedroom Two

4.61 x 2.9 (15'1" x 9'6")

Two double glazed windows, radiator, smooth ceiling.

Top Floor

Smooth ceiling, airing cupboard with hot water tank and shelving.

Bedroom Three

4.595 x 3.05 increasing to 3.642 (15'0" x 10'0" increasing to 11'11")

Radiator, two double glazed windows, smooth ceiling, access to loft space.

Bedroom Four

4.77 x 2.55 (15'7" x 8'4")

Double glazed window, radiator.

Family Bathroom/w.c

Panel enclosed bath, low level flush w/c, wash hand basin, part tiled walls, smooth ceiling with spot lights, extractor fan, radiator, storage cupboard.

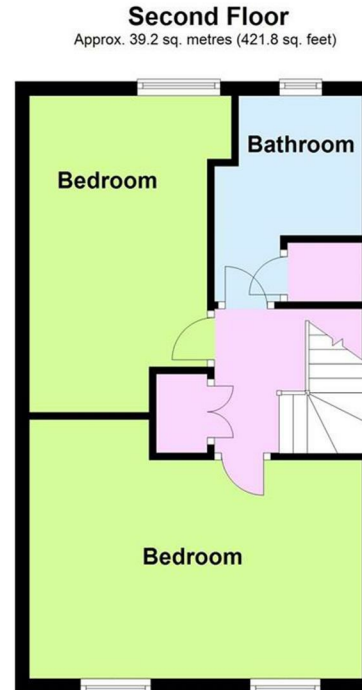
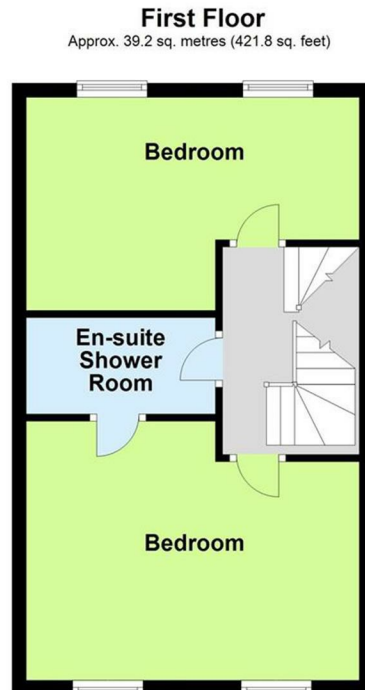
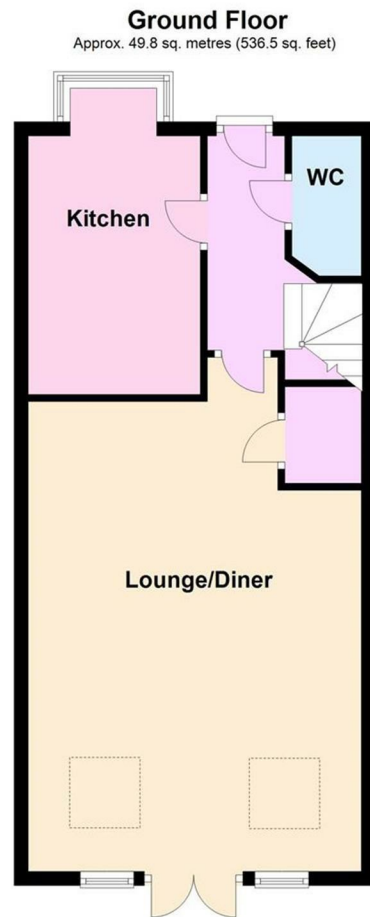
West Facing Rear Garden & Parking

Being paved with gates and parking

Agents Note

Please note that the photos were taken prior to the tenants moving in, so new photos will be uploaded once the current tenants move out in April 2025

Floor Plan Tagalie Square



Total area: approx. 128.2 sq. metres (1380.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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