Robert Luff & Co

Church Way, Worthing

Freehold - Offers In Excess Of £575,000



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We are delighted to offer this attractive and versatile three/four bedroom family home, situated in the sought-after Tarring Village area of Worthing, benefiting from a driveway, garage, west-facing rear garden and flexible accommodation ideal for modern family living.

Key Features

- Flexible Three/Four Bedroom Family Home
- Sought-After Tarring Village Location
- Spacious Through Lounge/Dining Room
- Re-Fitted Contemporary Kitchen
- Separate Utility Room
- West-Facing Rear Garden
- Driveway & Attractive Front Garden
- Garage
- Family Bathroom & Separate WC
- Council Tax Band F | EPC Rating D

The property is approached via an attractive front garden and driveway, with a deep storm porch leading to a contemporary composite front door. Internally, the accommodation is light, spacious and well presented throughout. A generous through lounge/dining room enjoys an east–west aspect and provides an excellent space for both everyday living and entertaining, with a pleasant outlook towards the rear garden.

The re-fitted kitchen is finished with stylish soft sage units and incorporates a range of integrated appliances including double ovens, five-ring hob, fridge/freezer and dishwasher. A separate utility room provides additional storage together with space and plumbing for a washing machine and tumble dryer.

On the first floor, the accommodation offers excellent flexibility and can be arranged as either three or four bedrooms to suit individual requirements, alongside a family bathroom and separate WC.

Outside, the good-sized west-facing rear garden enjoys afternoon and evening sunshine, providing an ideal space for relaxing and entertaining. Further benefits include a garage, gas-fired central heating, double glazing and contemporary anthracite-coloured windows.

Church Way is conveniently positioned within popular Tarring Village, close to local shops, cafés, transport links and a range of well-regarded schools and catchment areas.











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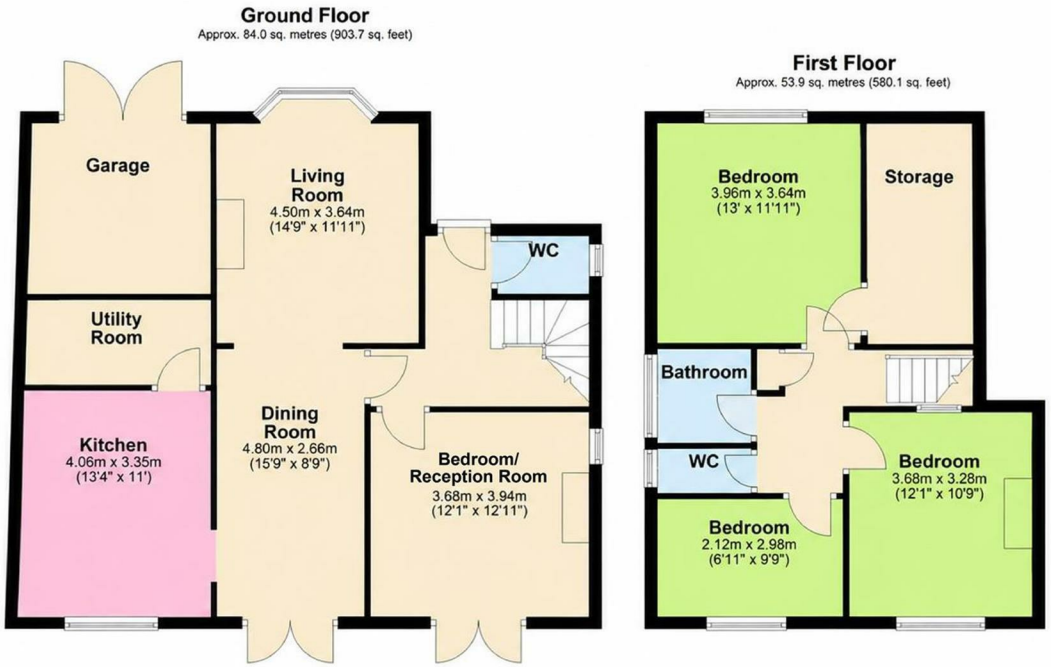


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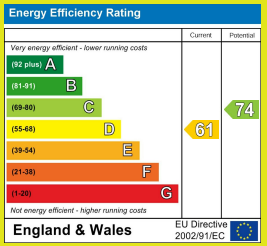
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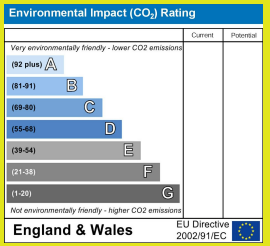
Floor Plan Church Way



Total area: approx. 137.8 sq. metres (1483.8 sq. feet)







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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