



Price
£400,000
Freehold

High Street, Worthing

- Mid-Terrace Family Home
- Three Bedrooms
- Downstairs WC
- Westerly Facing Rear Garden
- NO CHAIN
- Popular Tarring Village Location
- Close to Shops, Schools & Mainline Station
- EPC Rating - TBC
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this uniquely available three bedroom mid-terrace family home situated in this favoured Tarring Village location with local shops, amenities, schools, parks, bus routes and mainline station all nearby. The charming accommodation offers entrance hall, kitchen, lounge, dining room and downstairs WC. Upstairs are three bedrooms and a shower room. Other benefits include a Westerly facing rear garden and NO CHAIN.

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Accommodation

Entrance Porch

Front door opening into:

Entrance Hall

Radiator.

Lounge 14'5" into bay x 10'6" (4.41 into bay x 3.21)

TV point. Radiator. Open plan to dining room. Double glazed sash bay window to front.

Dining Room 12'1" x 11'2" (3.70 x 3.42)

Telephone point. Radiator. Open plan to lounge area. Double glazed sash window to rear.

Kitchen 16'1" x 8'9" (4.91 x 2.68)

Fitted kitchen with base and wall units. One and a half bowl sink with drainer. Space for oven. Tiled splash back. Space and plumbing for washing machine and dishwasher. Under stair cupboard. Radiator. Double glazed window to side and rear. Door to rear garden.

Downstairs WC

Low level WC. Wall mounted wash hand basin. Wall mounted combi boiler. Double glazed window to rear.

Split Level Landing

Fitted storage cupboard. Loft access.

Bedroom One 14'1" x 12'2" (4.30 x 3.71)

Feature fireplace. Radiator. Double glazed sash window to front.

Bedroom Two 12'2" x 8'3" (3.71 x 2.52)

Feature fireplace. Radiator. Double glazed sash window to rear.

Bedroom Three 8'9" x 8'8" (2.68 x 2.66)

Fitted storage cupboard. Double glazed sash window to rear.

Shower Room

Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Double glazed frosted sash window to side.

Rear Garden

Wall and fence enclosed. Westerly facing. Patio area. Lawn area. Outside tap. Gated rear access.



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Floorplan



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

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

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