



Offers Over
£335,000
Freehold

Lanfranc Road, Worthing

- Mid-Terraced Home
- Three Bedrooms
- Downstairs Bathroom
- Close to Train Stations
- Enclosed Rear Garden
- Council Tax Band - B
- Ideal West Worthing Location
- EPC Rating - D

A beautiful character filled, mid-terraced house ideally situated in this popular Tarring location close to shops, transport links, parks, schools, amenities and not too far from Worthing seafront. Accommodation offers entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. The property also benefits from both front and rear gardens.

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Accommodation

Front Garden

Pebbles with mature plants and pathways to front door.

Glass panelled front door leading to:

Hallway

Exposed floorboards, radiator, dado rail, coving and spotlights.

Lounge 11'7" x 10'2" (3.54 x 3.11)

Double glazed windows, radiator, spotlights, coving, exposed floorboards. Working fireplace with surround and granite hearth. Opening to:

Dining Room 10'6" x 10'4" (3.21 x 3.17)

Double glazed window, coving, exposed floorboards, under stair storage.

Kitchen 8'8" x 8'4" (2.65 x 2.55)

Country style base units with shelving and iron brackets, tiled splash backs, space for oven, basin and drainer, space for washing machine and fridge/freezer, traditional window and glass panelled door. Door to:

Lean To

Outside tap, shelving and hanging rails, double glazed door leading to rear garden.

Bathroom

Part tiled walls and wood panelling, basin and pedestal, double glazed frosted windows, heated towel rail, shower with bi-folding door and wall mounted rainfall shower and attachment.

Landing

Coving, picture rail, exposed floorboards and loft access.

Separate WC

WC with double glazed window.

Bedroom One 13'10" x 11'7" (4.22 x 3.54)

Dual aspect double glazed windows, two radiators, recessed shelving and hanging rails, exposed floorboards.

Bedroom Two 10'5" x 8'9" (3.19 x 2.67)

Exposed floorboards, original sash window, radiator, coving, recessed shelving and hanging rail.

Bedroom Three 9'3" x 8'8" (2.83 x 2.65)

Exposed floorboards, double glazed window, coving and cupboard housing combi-boiler.

Rear Garden

Lawn with mature tree, bushes and plants.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Total area: approx. 82.1 sq. metres (883.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			68	(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					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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