



Asking Price
£400,000
Freehold

Chippers Road, Worthing

- Three bedroom semi-detached house
- Spacious kitchen/dining room
- Ground floor WC
- Modern fitted bathroom with walk in shower
- Garage and off road parking for multiple vehicles
- Popular Tarring location
- Bright lounge leading to conservatory
- Two double bedrooms with built in wardrobes
- West facing rear garden with side access
- Council Tax Band I EPC Rating

We are delighted to offer this nicely presented three bedroom semi-detached house, situated in the popular Tarring location. The property offers well balanced accommodation throughout, featuring a spacious kitchen/dining room, a bright lounge leading into a conservatory, and a convenient ground floor WC. Upstairs there are two double bedrooms, a single bedroom and a modern fitted bathroom. Outside, the property benefits from a west facing rear garden, garage and off road parking for multiple vehicles. Ideally located close to local schools, parks, amenities, bus routes and mainline train stations.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

The property is approached via a private driveway providing off road parking for three to four vehicles, along with access to the garage.

Upon entering, the entrance hall provides useful understairs storage and access to a ground floor WC comprising a low level WC, wash hand basin and frosted double glazed window.

The kitchen/dining room is fitted with a range of white wall and base units, incorporating a stainless steel sink, with space for an electric oven, dishwasher and washing machine. There is ample space for a dining table and chairs, making this a practical and sociable area.

The lounge is a comfortable and inviting space with a TV point, leading through to the double glazed conservatory. This additional reception room enjoys French doors opening directly onto the rear garden.

To the first floor, the landing provides access to the loft and an airing cupboard housing the boiler with additional shelving. There are two well proportioned double bedrooms, both with built in mirrored wardrobes, along with a third single bedroom. The bathroom has been fitted with a modern suite comprising a walk in shower, wash hand basin and WC set within a vanity unit, complemented by fully tiled walls and a heated towel rail.

Externally, the west facing rear garden is mainly paved for ease of maintenance and benefits from side access, a shed and direct access to the garage.



Floorplan



Total area: approx. 99.2 sq. metres (1068.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(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	

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.