



Tarring Road, Worthing



Offers In Excess Of
£290,000
Freehold

- Mid-Terrace Family Home
- CHAIN FREE
- Two Double Bedrooms
- South Facing Rear Garden
- Two Reception Rooms
- EPC Rating - D
- Spacious Bathroom
- Council Tax Band - B
- Modern Kitchen
- Freehold

Robert Luff & Co are delighted to offer to the market this attractive mid-terrace two bedroom family home situated in the heart of Worthing just a short walk into the town centre with shops, restaurants, parks, schools, bus routes and mainline station all nearby. Accommodation offers a modern kitchen, lounge, dining room, two double bedrooms and a family bathroom. Other benefits include a South facing rear garden, gas fired central heating, double glazing and being sold CHAIN FREE.

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Luff & Co
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Accommodation

Front Door

Composite double glazed front door opening into:

Entrance Hallway

Laid wood effect flooring.

Lounge 13'0" x 10'4" max into recess (3.97 x 3.17 max into recess)

TV point. Radiator. Double glazed bay window to front.

Dining Room 11'5" x 10'5" (3.48 x 3.19)

Laid wood effect flooring. Radiator. Wall mounted electric thermostat. Under stair storage cupboard. Shelved recesses. Double glazed window.

Kitchen 11'7" x 7'3" (3.55 x 2.22)

A range of grey high gloss fronted base and wall units. Marble effect work top incorporating a contemporary black Franke sink with flexible mixer tap. Space and plumbing for slimline dishwasher and washing machine. Electric oven. Four ring electric hob with extractor fan over. Tiled splash back. Space for fridge/freezer. Tiled floor. Double glazed window. Frosted double glazed french doors to rear garden.

Stairs

Up to:

First Floor Landing

Loft access.

Bedroom One 14'0" x 11'2" (4.29 x 3.41)

Radiator. Feature case iron fireplace. Double glazed windows.

Bedroom Two 10'4" x 9'7" (3.17 x 2.93)

Radiator. Cast iron fire surround. Southerly aspect double glazed window.

Spacious Bathroom 10'9" x 7'3" (3.29 x 2.22)

Low flush WC. Panel enclosed bath with mixer tap and shower attachment. Basin. Tiled walls. Heated towel rail. Space for appliance. Firing cupboard. Frosted double glazed window.

Rear Garden

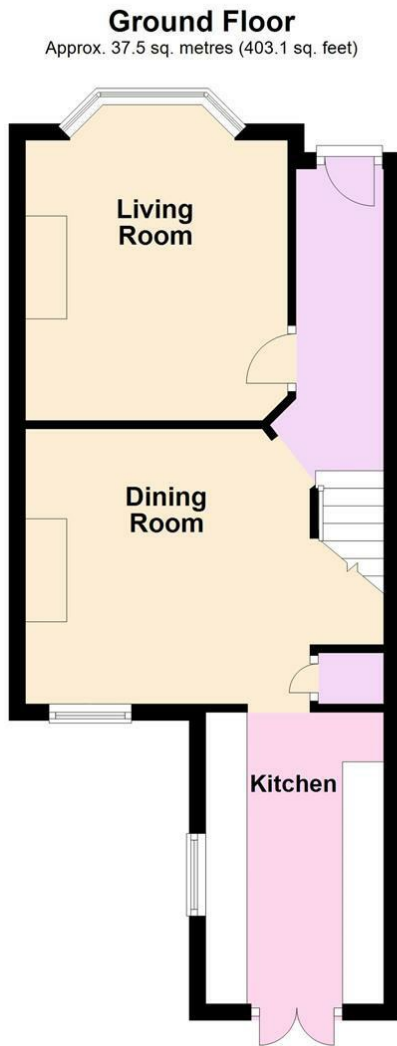
South facing. Decking area. Artificial laid lawn.



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Energy Efficiency Rating		Current	Potential
Vary 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	

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.