

Robert
Luff & Co

Chippers Road, Worthing

Freehold - Asking Price £375,000



3



1



2



TBC





Key Features

- Three-bedroom semi-detached property
- Situated in the popular Tarring area of Worthing
- Lounge with door leading out onto rear garden
- Kitchen with white-fronted units and space for a breakfast table
- Downstairs cloakroom and useful understairs storage
- Three good-sized first-floor bedrooms
- Shower room with walk-in, wet-room-style shower area
- West-facing, low-maintenance rear garden
- Gated private driveway and garage with power and lighting
- Council Tax Band D | EPC Rating TBC | Chain Free

We are pleased to offer this three-bedroom semi-detached home, situated in the popular residential area of Tarring, Worthing. The property offers well-proportioned accommodation, a kitchen and lounge, a west-facing rear garden, private driveway and garage, making it an appealing choice for a range of buyers.

The property is entered via a welcoming entrance hall, which benefits from useful understairs storage and a downstairs cloakroom. The kitchen and lounge provide a sociable living environment, with the kitchen offering a range of white-fronted wall and base units, work surfaces and space for a breakfast table. The lounge features a large double-glazed window, an air-conditioning unit and a door opening directly onto the rear garden.

Stairs rise to the first floor, where three good-sized bedrooms, the third benefiting from an air conditioning unit, are served by a shower room fitted with a walk-in, wet-room-style shower area, wash hand basin and WC with an automatic seat.

Outside, the west-facing rear garden offers a low-maintenance space in which to relax and enjoy the afternoon and evening sunshine. To the front, a gated private driveway provides off-road parking and access to the garage, which benefits from an up-and-over door, power and lighting.

Further benefits include double glazing and gas-fired central heating. Ideally positioned within the established residential area of Tarring, the property offers practical living space and convenient outdoor amenities. The property also benefits from CCTV coverage around the externals of the property.



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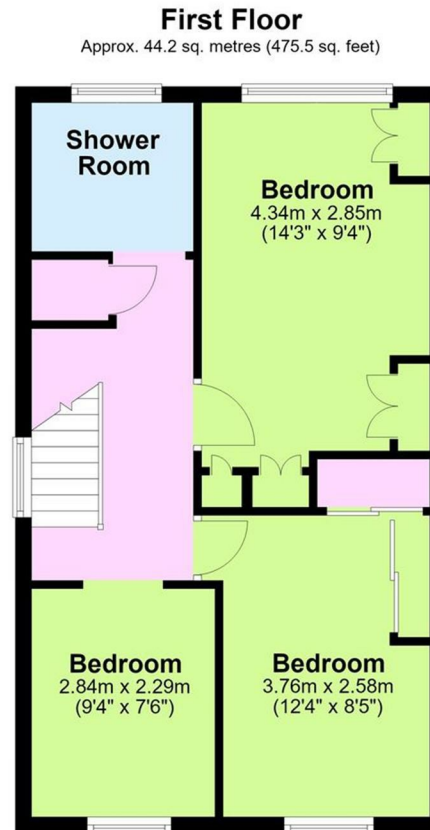
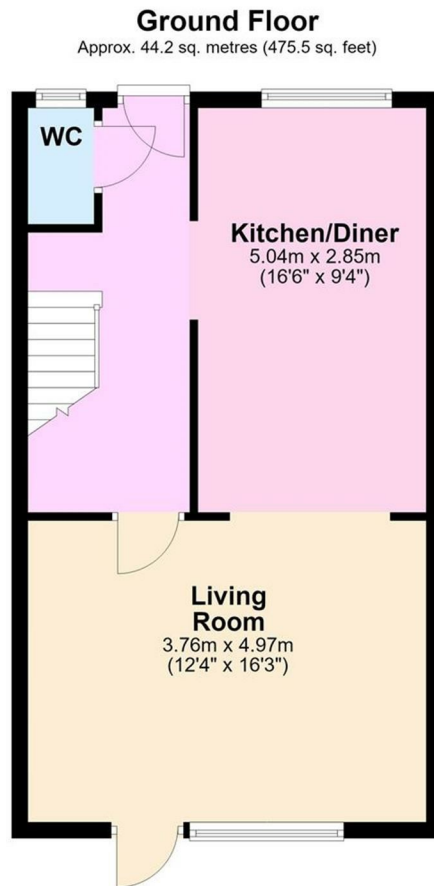


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Floor Plan Chippers Road



Total area: approx. 88.3 sq. metres (951.0 sq. feet)



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			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-40)	D		
(9-38)	E		
(1-8)	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.

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