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Description

*** GUIDE PRICE £325,000 - £340,000 ***.

We are delighted to offer to the market this well presented terraced house, situated in the heart of Tarring, close to local shopping facilities, parks, schools, bus routes and mainline station.

The accommodation comprises an entrance hall, lounge, kitchen/diner, two bedrooms, and a family bathroom. Additional benefits include a west-facing rear garden, location within the sought-after Thomas A Becket School catchment area, and the advantage of a chain-free sale.

Key Features

- Well Presented Mid-Terrace House
- Living Room
- West Facing Rear Garden
- Council Tax Band B
- CHAIN FREE
- Two Bedrooms
- Kitchen/Breakfast Room
- EPC Rating C
- Thomas A Becket School Catchment Area



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Entrance Hall

Front aspect part-glazed door. Thermostat controller. Radiator. Wood flooring.

Living Room

4.88 x 3.23 (4.87 x 3.22)
(16'0" x 10'7")

Double glazed front aspect bay window. Cast iron feature fireplace. Under stair storage cupboard. New engineered wood flooring. Radiator. Door leading to:

Kitchen/Diner

4.11 x 2.79 (13'6" x 9'2")

A range of matching wall and base units. Worktop incorporating a one and half bowl sink with mixer tap. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Splash backs. Radiator. Rear aspect double glazed window and patio door leading to the westerly aspect rear garden.

Bedroom Two

3.48 x 1.98 (11'5" x 6'6")

Double glazed rear aspect window. Carpets. Space for wardrobe.

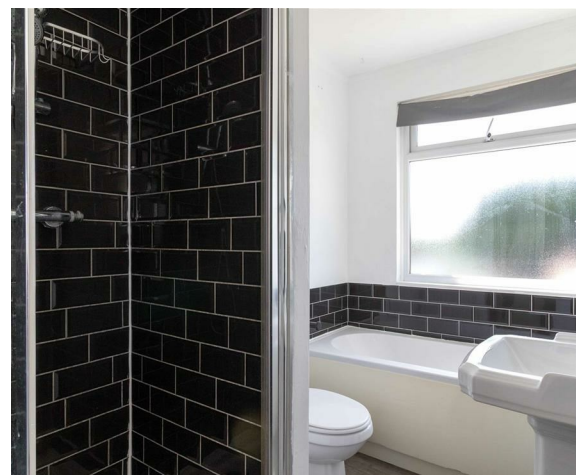
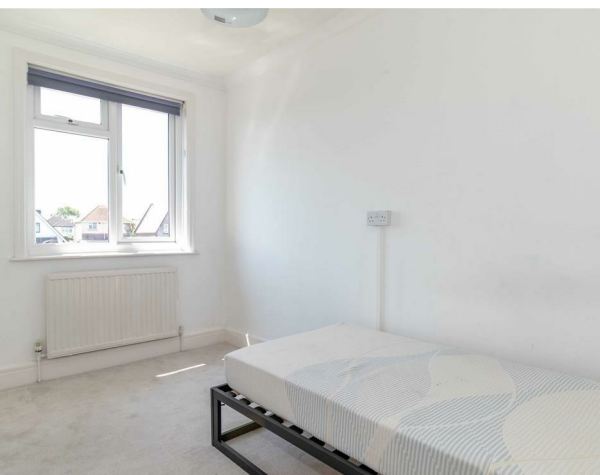
Bathroom

1.62 x 2.49 (5'3" x 8'2")

Double glazed rear aspect frosted window. Matching suite comprising panel enclosed bath. Separate shower cubicle. Low level WC. Pedestal wash hand basin.

Westerly Aspect Rear Garden

Patio leading to the lawn area. Pathway leading to rear access and shed.



First Floor Landing

Stairs leading to the first floor. Access to the loft space. Doors leading to:

Bedroom One

4.11 x 3.30 (13'6" x 10'10")

Double glazed front aspect window. New engineered wood flooring. Radiator. Space for wardrobes.



Floor Plan Lanfranc Road

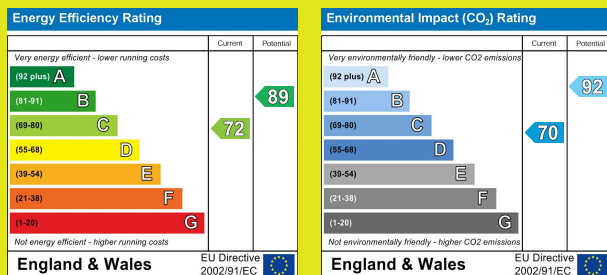
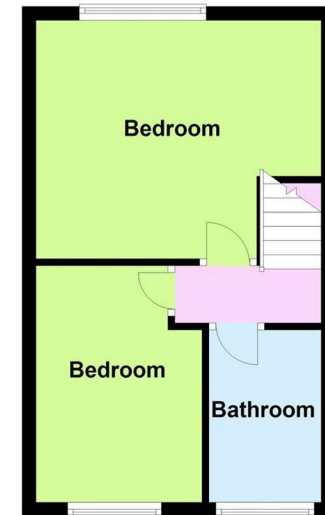
Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



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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