



## Tarring Road, Worthing



Offers In Excess Of  
£350,000  
Freehold

- Victorian Terrace Family Home
- Two/Three Reception Rooms
- Central Location
- Fantastic Opportunity for House with Multiple Occupants
- Three/Four Bedrooms
- Original Period Features Throughout
- EPC Rating - E (52)

Guide Price £350,000 - £375,000

Aptly named 'The Tardis', this Victorian house is substantially larger than others on the terrace. With three/four double bedrooms and two/three generous reception rooms, there is ample space for any growing family. Well-presented throughout with bright, spacious rooms and a wealth of period features, this house is ready to move into, although there remains plenty of scope to put your own stamp on the place or to extend further into the loft or side return. Within the last 12 months, the ground floor has undergone almost complete damp-proofing, a new combination boiler and shower have been fitted, many of the front windows have been replaced, and work has been done to both the front and rear roofs, so you can rest assured it will last for many years to come.

It sits on a central road just minutes from Worthing Station for the London commute. The Town Centre and some of the cleanest beaches along the south coast are within easy walking distance and transport links are excellent. For families with children of all ages, this property sits within catchment for some of Worthing's best primary and secondary schools, so it is sure to appeal to many.

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## Accommodation

Attractive on the approach, this house stands out from the terrace having been freshly painted in sage-grey with its architectural features picked out in white. Built during the late 19th Century, it bears classic plasterwork mouldings and canted bay windows which have been modernised with energy efficient double glazing.

Stepping inside, the size of the house becomes apparent as you are greeted by high ceilings and a hallway stretching back through the house, passing two reception rooms, then into the vast kitchen and dining room. Below the dado rail the walls, skirtings and floorboards have been painted a deep Princeton blue/grey, while the original corbels and upper walls brighten the space in off-white.

First to the left is the sitting room. The original features continue in here with a decorative period fireplace and mantel, yet the palette is modern with grey floors, a bottle green chimney breast and delicate blush white on the walls. There is ample space in here for comfortable furnishings for the whole family to cosy up on in the evening.

Next door, the second room is hugely versatile depending on need. It is currently used as a spacious home office, but it has previously been used as a fourth double bedroom with space for a king-size bed and freestanding wardrobes. While there is plenty of space to dine within the kitchen, it could be used as a formal dining room, or a gaming room/playroom for children depending on their age. This room also has access to the garden.

Stepping down from the entrance hall you pass a space with hooks for hanging coats, a deep under stairs storage cupboard for household items, and a useful ground floor

WC – an essential in any family home. You then come to the kitchen/dining room which is an immediately impressive space stretching back almost 7-meters in length. The heart of this home, it is a room ideal for family meals around a table to seat eight, and for the keen cook there is plenty of work space. Having been damp-proofed from floor to ceiling, it has recently been plastered with one wall left exposed as a feature while the others are freshly painted. Freestanding cabinetry and industrial style open shelving bring both style and function to the room while adding to the feeling of space, and the washing machine, tumble dryer, range gas cooker, undercounter drinks fridge and half-size American fridge freezer can all stay. The solid oak sink unit with butler sink looks out over the garden, and the new central heating boiler is wall mounted.

A second door leads out to the garden from the kitchen so drinks or dining alfresco is made easy. Wild strawberry plants line the flower bed within the side return, while the paved garden is perfectly low maintenance and can be decorated with colourful pots and plants. It is south facing so it becomes a real suntrap during summer, and for a terraced house, it is not overlooked at all.

Stair runners with antique brass stair clips lead the way to the first-floor galleried landing. From here, a short corridor stretches back through the house, first to the family bathroom and then to bedroom three. While the bathroom has not been renovated recently, it is in fine fettle and has huge potential to add value. There is a separate shower cubicle (complete with new shower), and a bathtub with tiled shelving at either end, plus a hand basin and a towel rail above the radiator, ready for wintery mornings.

Bedroom three is a lovely double room, again with space for a king size bed and freestanding furnishings without compromising on floor space. It is peacefully positioned to the rear of the building, so it has garden views and a southerly aspect. Bedroom two sits centrally to the house and is also a double sharing the same sunny aspect as bedroom three, while the principal bedroom is a very large double spanning the front of the house. Taking centre stage is the grand marble mantelpiece – again for decoration only, but a lovely feature of the room. All three double bedrooms on this floor are carpeted and double glazed, so you can always ensure a warm and restful night's sleep.

The loft is accessible from the landing and has been boarded making it ideal for storage, although it is also ripe





for conversion. With a full width dormer at the back, there would be ample space for a further double bedroom with en suite if needed and the views to the south would be spectacular. Planning consents are also easier to come by here.

#### Worthing:

Within the last five years, Worthing has been transformed from a sleep seaside town to a thriving property hotspot with many 'Brighton & Hoveites' and Londoners looking to make the move to the coast, in search for more space, smaller mortgages, great schools and fresh sea air. In recent years cool new coffee shops and shiny new art galleries have popped up all over the town, and there's plenty of antique emporiums and boutique shops to explore. You can go to the cinema for £3 on a Monday, or the theatre for not much more, and Worthing Pier has returned to its former glory with its Art Deco Pavilion now housing a restaurant and live music events – what's not to love?

Free from swaggering stag and hen parties, the beaches are vast and fringed with palms. Along the promenade, the Regency and Deco architecture is stunning, yet still almost half the price of their Brighton & Hove equivalents only 15 miles down the road, and the train from Worthing to London Victoria is direct and takes just 1 hour 20 mins. With so many winning qualities, it is easy to see why so many are making the move to wonderful Worthing.



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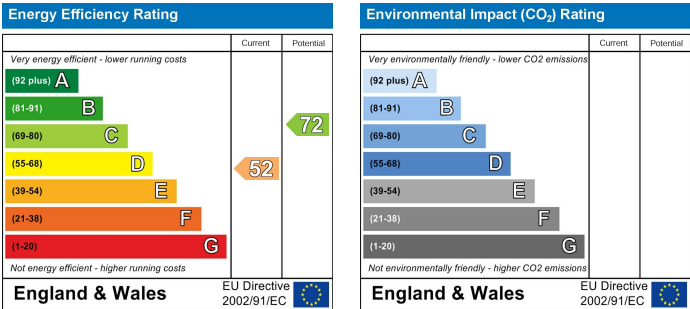
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Plan produced using PlanUp.



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