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Description

We are delighted to offer to the market this three double bedroom mid terrace house in need of modernisation throughout. Located close to shops, restaurants, bus routes and the mainline station.

Accommodation offers an entrance hall, lounge, dining room, kitchen, bathroom, three bedrooms and a further loft space. The property also benefits from a southerly aspect rear garden and no forward chain.



Key Features

- Mid Terraced House
- In Need of Modernisation
- Double Glazing
- Further Loft Space
- Three Bedrooms
- Southerly Aspect Rear Garden
- Gas Fired Central Heating
- No Forward Chain



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Entrance Hall

Door to front, leads to stairs and inner hall, thermostat, understairs storage

Lounge

4.57m into bay x 3.13m (14'11" into bay x 10'3")

Double glazed bay window to front, feature fireplace, wood laminate flooring, TV point, phone point and radiator

Dining Room

4.24m x 3.47m (13'10" x 11'4")

Double glazed south facing window to the rear, radiator, wood laminate flooring

Kitchen

3.28m x 2.77m (10'9" x 9'1")

Double glazed window to the side, frosted double glazed door to rear garden, space for electric oven, cooker-hood, wall mounted Alpha combi-boiler, splashback tiles, sink/drain, range of wall and base units.

Bathroom

Single pedestal wash hand basin, panel enclosed bath, part tiled walls, three frosted double glazed windows, low level WC, radiator

Landing

Radiator, built in storage cupboard over the stairs, access up the ladder into the loft space

Bedroom One

4.61m into bay x 3.74m (15'1" into bay x 12'3")

Double glazed bay window to front, further double glazed window to front, radiator, two built in wardrobes

Bedroom Two

3.59m x 3.22m (11'9" x 10'6")

Double glazed window to the rear, wood laminate flooring, radiator

Bedroom Three

3.26m x 2.77m (10'8" x 9'1")

Double glazed window to the rear, radiator

Loft Space

Boarded, light, window to the side and feature window to the front

Rear Garden

Southerly aspect, wall enclosed, laid to patio and shingle beds



Floor Plan Tarring Road



Total area: approx. 138.4 sq. metres (1489.4 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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
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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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