Robert Luff & Co

Highdown Avenue, Worthing

Freehold - Guide Price £400,000

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A Charming Victorian Family Home with South-Facing Garden

GUIDE PRICE - £400,000-£425,000

We are delighted to present this three-bedroom Victorian family home, ideally positioned in the highly sought-after Tarring area. Offering generous and well-balanced accommodation across two floors, the property combines period charm with modern comforts, including two reception rooms, three bedrooms, a south-facing rear garden and a location within the Thomas A Becket School catchment area. Close to shops, schools, parks, transport links and the mainline station, this is a wonderful home for families and professionals alike.

Key Features

- Three bedroom Victorian family home
- Located in the highly sought-after Tarring area
- Lounge with feature fireplace and period sash bay window
- Separate dining room ideal for entertaining
- Spacious kitchen/breakfast room with garden access
- Refitted shower room plus separate WC
- South-facing rear garden with patio, decking and rear access
- Gas fired central heating and double glazing
- Within the Thomas A Becket School catchment area
- Council Tax Band C | EPC Rating D

Accommodation

We are delighted to offer this well-presented home, accessed via a uPVC double-glazed front door opening into a welcoming hallway with wood-effect flooring, picture rail detailing and useful storage.

To the front, the bright lounge features a period sash bay window, feature fireplace with wooden surround and stone mantle, and traditional detailing. The adjacent dining room offers flexibility and is currently used as a home office.

To the rear, the spacious kitchen/breakfast room forms the heart of the home, fitted with grey-fronted units, integrated oven and hob, and benefiting from dual-aspect windows with a southerly outlook. Additional features include tiled splashbacks, under-stairs storage and direct access to the garden.

Upstairs, there are three well-proportioned bedrooms, including a generous front double with bay window, a second double with cast-iron fireplace and southerly aspect, and a third overlooking the rear garden. The accommodation is completed by a modern shower room and separate WC.

Outside, the south-facing rear garden is arranged with patio, decking, artificial lawn, mature borders and a shed, with gated rear access.

Location

The property is located in the popular Tarring district, close to local shops, cafés and well-regarded schools including Thomas A Becket School. Parks, transport links, Worthing town centre and the seafront are all within easy reach.

Agent Note:

In accordance with the Estate Agents Act 1979, we hereby disclose that the vendor of this property is an employee of Robert Luff & Co.











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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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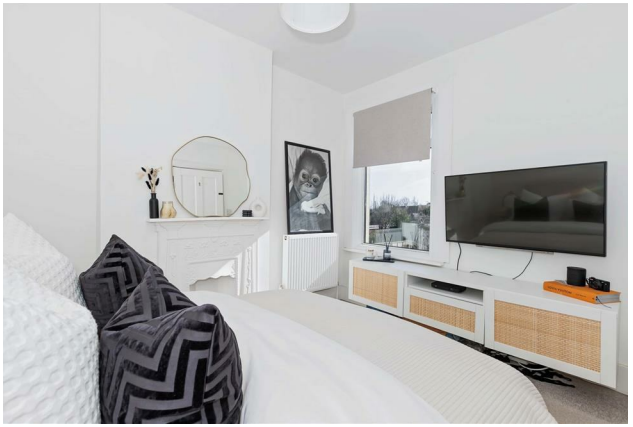



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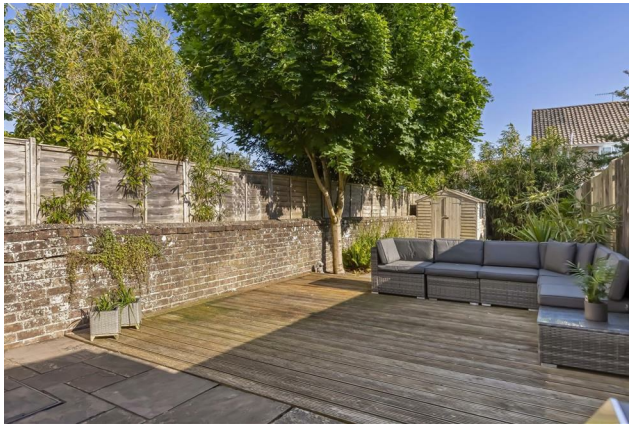

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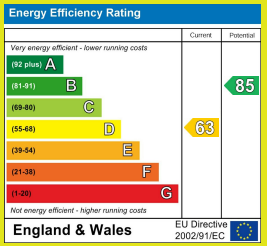
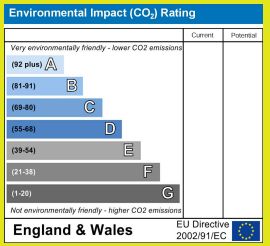
Floor Plan Highdown Avenue



Total area: approx. 90.1 sq. metres (970.2 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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