



Price  
£375,000  
Freehold

## Lanfranc Road, Worthing

- Mid-Terraced House
- Two Bedrooms
- Landscaped Rear Garden
- Freehold
- EPC Energy Rating D (62)
- Refurbished Kitchen
- Newly Fitted Bathroom
- Close to Stations
- Council Tax Band - B

A mid-terraced house ideally situated in this popular Tarring location close to local shops, restaurants, parks, bus routes and the mainline station. Accommodation offers entrance hall, lounge / dining room, refurbished kitchen, two bedrooms, newly fitted bathroom. Other benefits include a landscaped rear garden and a formal front garden. New boiler (fitted 2019). Boarded and Insulated Loft.

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## Accommodation

### Entrance

Front door with glass insert, strip wooden floors, radiator, through way into lounge / dining room.

### Lounge/Dining Room 24'10" x 14'0" max into stairs (7.59 x 4.29 max into stairs)

Lounge area: 4.16 x 3.18 - Radiator, double glazed window to front, picture rail, telephone point, television point, strip wooden flooring, electric metre, cupboard.

Dining Area: 4.24 max into stairs x 3.27 - Radiator, double glazed window, strip wooden flooring, under stairs storage, cupboard with gas meter, through way to kitchen.

### Kitchen 12'8" x 8'11" (3.88 x 2.72)

A wide range of white fronted base and wall units, solid wooden worktops, white sink with mixer tap, electric oven with 4 gas hobs and extractor fan over, integrated fridge/freezer, space and plumbing for washing machine and further appliances, tiled flooring, wine rack, down lights. 2 double glazed windows, double glazed french doors, radiator, breakfast bar.

### Stairs To First Floor Landing

#### First Floor Landing

Loft hatch to boarded loft, strip wooden flooring, cupboard housing Valiant boiler, frosted window.

### Bedroom One 13'10" x 12'0" (4.22 x 3.66)

Radiator, strip wooden flooring, 2 double glazed windows to front.

### Bedroom Two 12'0" x 8'11" (3.66 x 2.74)

Radiator, double glazed window, strip wooden flooring.

### Bathroom 10'9" x 8'6" (3.28 x 2.61)

Large walk in shower cubicle with rainfall shower head and separate attachment, low level flush W.C, wash hand basin set into vanity unit with mixer tap, shaver point, down lights, heated towel rail, frosted double glazed window.

### Front Garden

Formal front garden.

### Outside Rear Garden

Low maintenance garden with artificial laid lawn, gate providing rear access and side return area with tap.



# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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