



12 Somerset Close  
Worthing, BN13 1NH

Guide price £350,000

Freehold Council Tax Band C



A beautifully presented three bedroom family home, ideally situated in a quiet cul-de-sac in the highly regarded area of Tarring.

This attractive property offers well-proportioned and versatile living accommodation throughout, perfect for family living.

The ground floor features a spacious lounge and a dining area with an archway leading through to the kitchen, creating a natural flow for both everyday living and entertaining. To the rear, a south-facing conservatory opens onto a south-facing garden, providing a bright and inviting space ideal for relaxing and outdoor enjoyment.

Upstairs, the property offers three well-sized bedrooms and a family bathroom. Externally, the home further benefits from a garage located in a nearby compound. The property is offered to the market chain free.

Tarring Village is one of Worthing's most sought-after locations, renowned for its historic character, strong community feel, and excellent local amenities. The village offers a range of independent shops, cafés, and everyday conveniences, all within easy reach.

Well regarded primary and secondary schools are nearby, making the area particularly popular with families. Worthing town centre, mainline railway station, and the seafront are also easily accessible, providing convenient transport links and leisure facilities.





Entrance Hall

Lounge

15'1 x 11'7 (4.60m x 3.53m)

Kitchen

9'8 x 7' (2.95m x 2.13m)

Dining Room

14'7 x 8'5 (4.45m x 2.57m)

Conservatory

12'1 x 7' (3.68m x 2.13m)

Bedroom One

10'10 x 10'5 (3.30m x 3.18m)

Bedroom Two

9'6 x 11'5 (2.90m x 3.48m)

Bedroom Three

8'8 x 5'10 (2.64m x 1.78m)

Bathroom

South Facing Garden

Garage

## Floor Plan



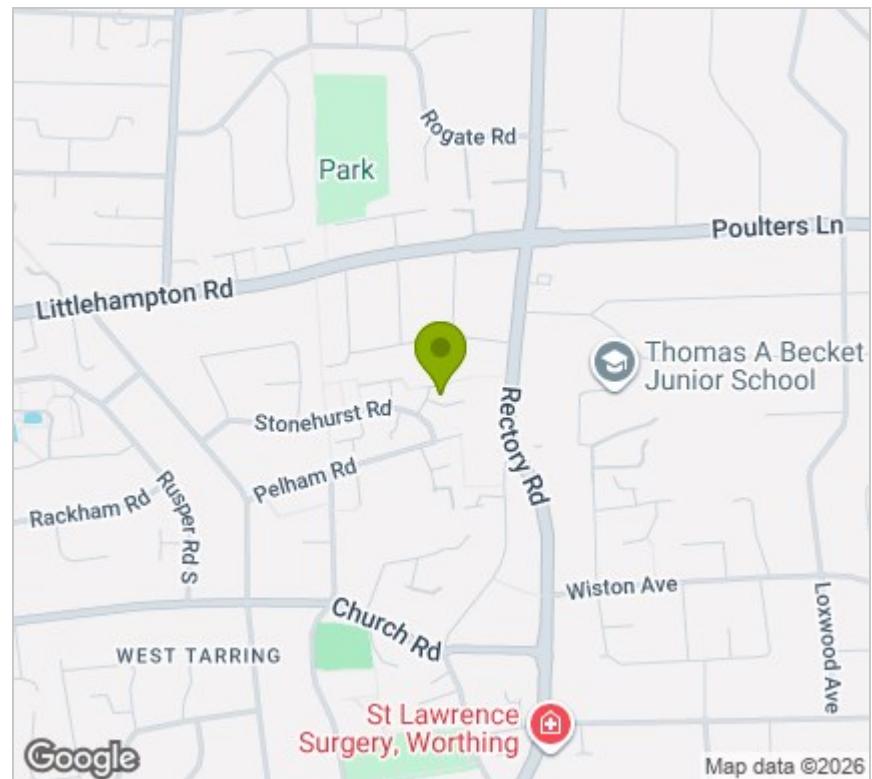
## Viewing

Please contact our Broadwater Office on 01903 958282  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

