



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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34 Guildford Road

, Worthing, BN14 7LL

Guide price £350,000

Freehold Council Tax Band C



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Situated in the heart of Tarring, this chain free, three bedroom family home presents an excellent opportunity for buyers looking to create their ideal home.

Offering generous living space and plenty of potential, the property would benefit from modernisation, making it perfect for those wishing to add their own personal touch.

The ground floor comprises a welcoming entrance hall, a bright bay fronted lounge which opens through to a separate dining room, and a kitchen with direct access to the rear garden, ideal for both everyday family living and entertaining.

Upstairs, the property offers three well proportioned bedrooms, along with a family bathroom and a separate WC, providing practical accommodation for a growing family.

Externally, the home features a delightful South facing rear garden, perfect for enjoying sunlight throughout the day, as well as a private driveway to the front.

Guildford Road is a well regarded and convenient location, particularly for commuters, with West Worthing mainline railway station within easy reach, offering excellent transport links.

This is a fantastic opportunity to acquire a well located home with great potential in a popular residential area.





## 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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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

