



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



347 Tarring Road

Worthing, BN11 5JJ

Offers in excess of £350,000

Freehold Council Tax Band B



An ultra modern and beautifully furnished CHAIN FREE, two bedroom, family home situated conveniently close to West Worthing mainline railway station and the shops of West Worthing.

In brief the accommodation comprises entrance hall into double aspect, bay fronted lounge/diner with step down into a beautifully finished modern kitchen/breakfast room being double aspect with French doors opening onto the South facing rear garden.

To the first floor are two double bedrooms, a feature family bathroom, and a utility cupboard housing both a washing machine and boiler. Externally the South facing rear garden is a particular feature of the property benefiting from artificial lawn and a gate giving rear and side access whilst the front garden is arranged as planters with areas of shingle and a footpath.



Entrance hall

Double aspect bay fronted lounge/diner
25'7 x 9'11 opening to 10'7 (7.80m x 3.02m opening to 3.23m)

Modern fitted contemporary double aspect kitchen
13'5 x 7'10 (4.09m x 2.39m)

Stairs to first floor

Utility cupboard housing boiler & space for wash

Bedroom one
13'3 x 11'3 (4.04m x 3.43m)





Bedroom two
7'9 x 11'8 (2.36m x 3.56m)
Modern fitted family bathroom
9'8 x 7'5 (2.95m x 2.26m)
Front garden
South facing rear garden



Floor Plan



Viewing

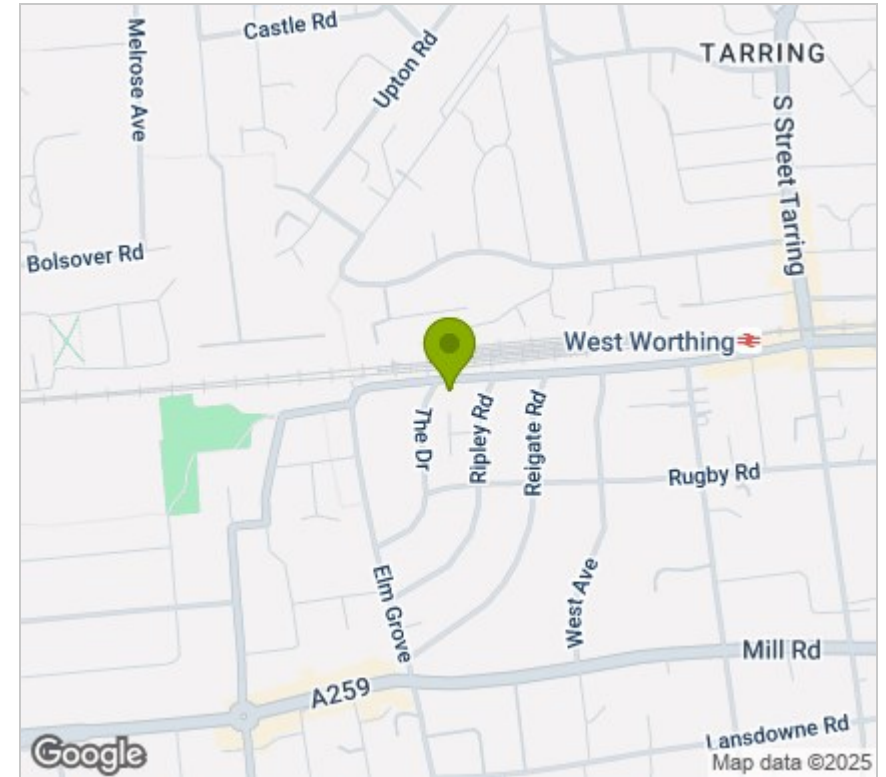
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

