



\*\* Guide Price £350,000 to £375,000

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James & James Estate Agents are delighted to bring to the market this spacious family home situated in the heart of Tarring Village. CHAIN FREE.

Formerly presented as a three bedroom home, the property is now arranged as a two bedroom with the master bedroom being an exceptionally generous size. This could easily be converted back into three bedrooms.

To the ground floor the accommodation is arranged as entrance hall, West facing lounge, dining area and kitchen. Both the dining area and kitchen provide access onto the rear garden.

To the first floor there are two double bedrooms and a family bathroom.

Externally there is a low maintenance rear garden and a garage situated in a compound to the rear of the property, accessed via a gate.

Situated in a Tarring village, the property is ideally positioned close to a handful of sought after schools, shops, cafe's and pubs. The property is also just a short distance to West Worthing mainline rail station providing direct routes to Brighton, London & beyond.

In our opinion viewing is essential to fully appreciate both the size and excellent location of this sought after family home.

#### Entrance Hall





Lounge  
19'1 x 12'7 (5.82m x 3.84m)

Dining Area  
10'3 x 7'10 (3.12m x 2.39m)

Kitchen  
9'7 x 7'3 (2.92m x 2.21m)

First Floor Landing

Bedroom One  
15'5 x 10'8 (4.70m x 3.25m)

Bedroom Two  
13'7 x 9'6 (4.14m x 2.90m)

Family Bathroom

Outside

Rear Garden

Garage In Compound

## Floor Plan



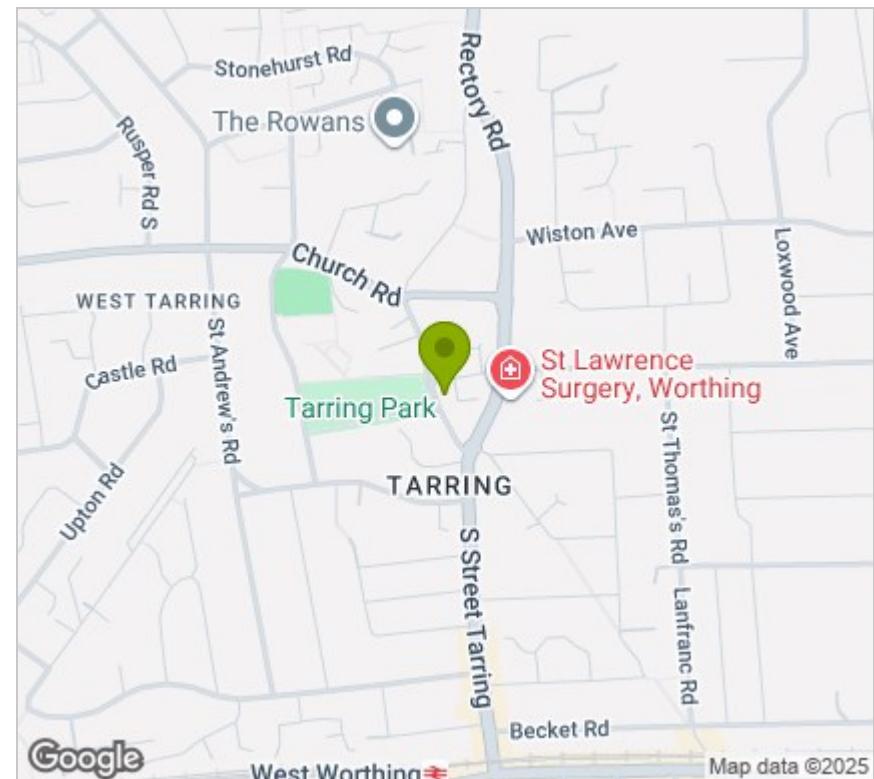
## Viewing

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

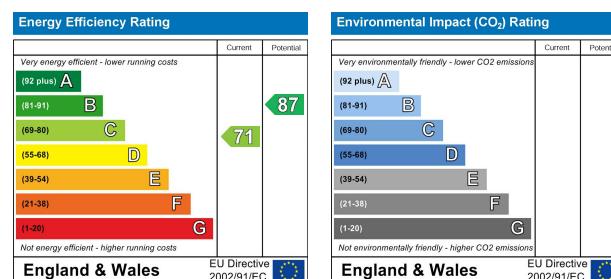
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## Area Map



## Energy Efficiency Graph



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