JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

77a South Street

Tarring, Worthing, BN14 7NE

Guide price £265,000

Leasehold Council Tax Band B

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James & James Estate Agents are delighted to bring to the market this immaculate two bedroom garden flat situated in the heart of Tarring.

In brief, the accommodation briefly comprises, private entrance into hall, a spacious West facing lounge, luxury modern kitchen with built in dishwasher, two double bedrooms and a luxury bathroom with under floor heating.

Externally there is a low maintenance West facing rear garden along with a portion of the front garden shared with the first floor apartment.

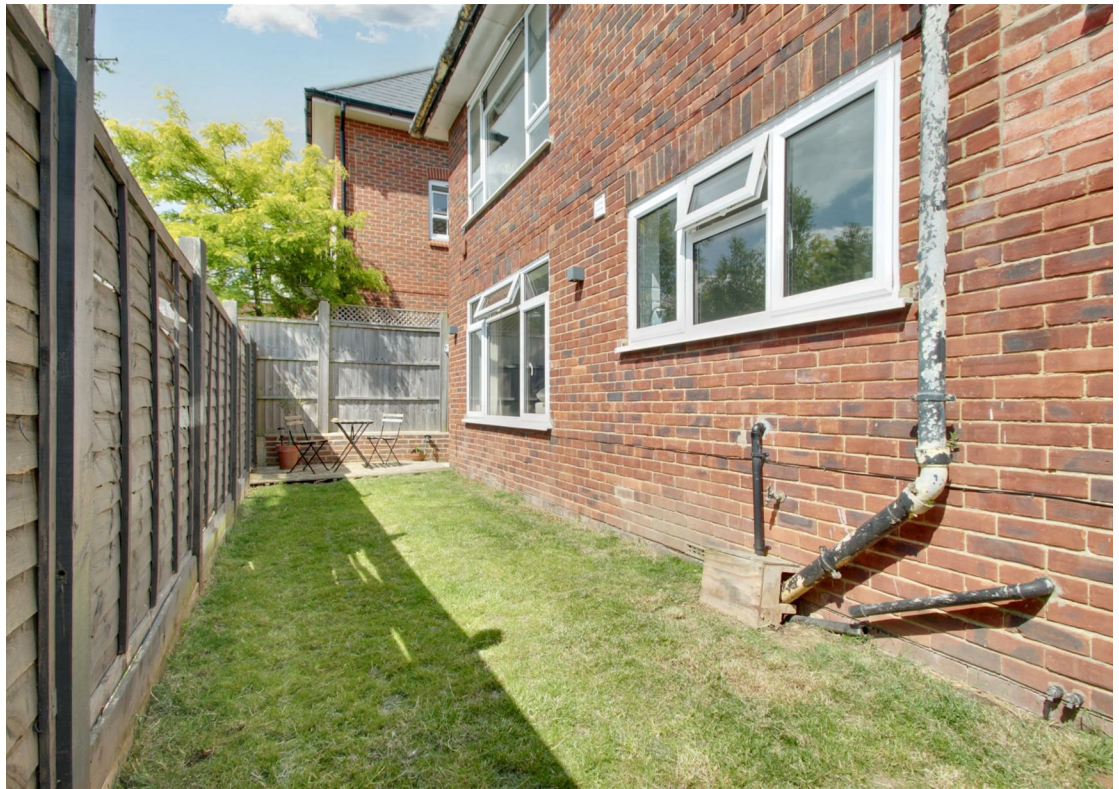
Other benefits include gas central heating & Double glazing.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of the leasehold property with low outgoings

Located in popular Tarring, within vibrant South Street and Tarring Road shopping parades close by, with their shops, cafés, restaurants and bars, close to West Worthing station, enabling easy access into London, Brighton, and Littlehampton, and within ½ mile of Worthing's town centre and historic seafront.

It is also within the catchment areas of several prominent local schools, including Thomas A'Becket Infant and Junior schools, and Bohunt, Worthing, Davisons, Durrington, and St Andrews high schools.

Lease years remaining - 127
Service charge - Split 50/50 with upstairs flat on 'as and when' basis



Private Entrance

West Facing Lounge
16'10 x 11'8 (5.13m x 3.56m)

Bedroom One
14'7 x 11'8 (4.45m x 3.56m)

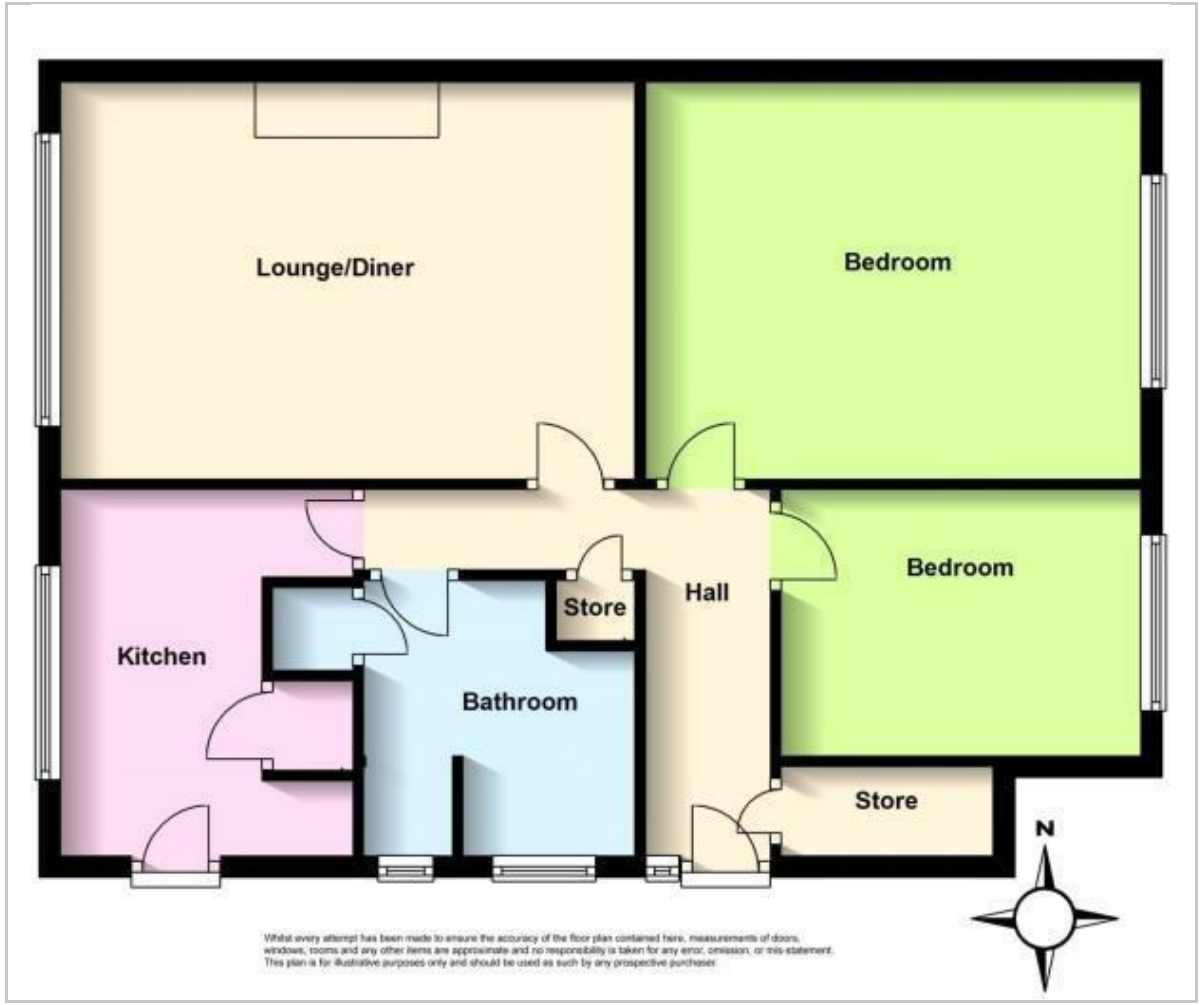
Bedroom Two
10'6 x 7'9 (3.20m x 2.36m)

Modern Kitchen
10'0 x 8'4 (3.05m x 2.54m)

Modern Bathroom with under floor heating
8'0 x 7'7 . (2.44m x 2.31m .)

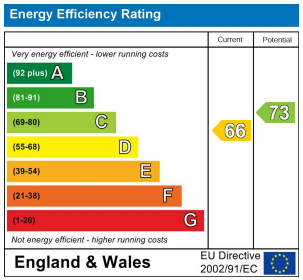
West Facing Garden

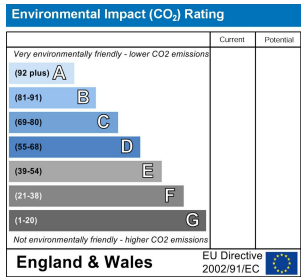
Floor Plan



Area Map

Energy Efficiency Graph





Viewing

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

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