



**JAMES & JAMES**  
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77a South Street

Tarring, Worthing, BN14 7NE

Guide price £265,000

Leasehold Council Tax Band B



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)

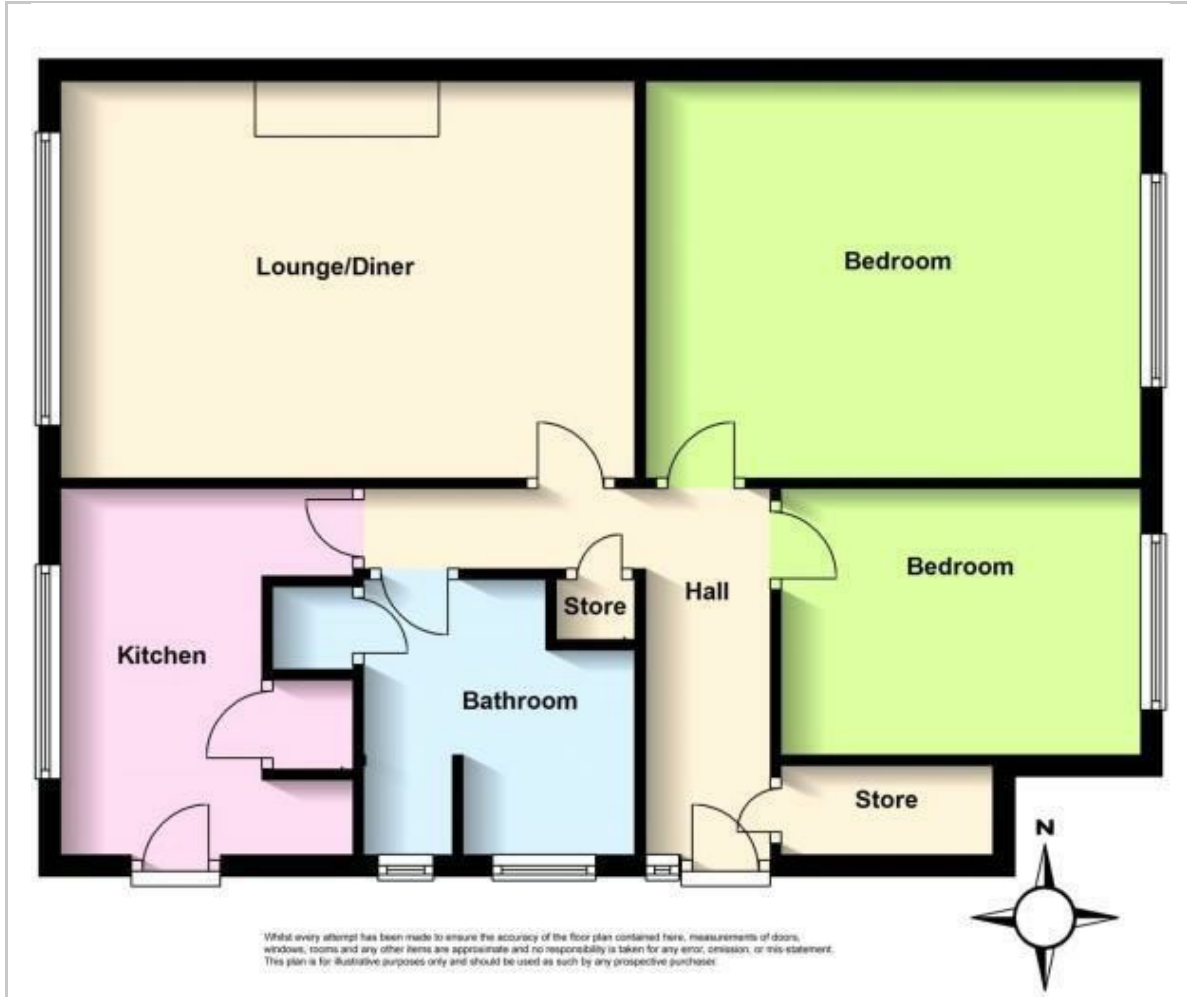
Modern Kitchen  
10'0 x 8'4 (3.05m x 2.54m)

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

West Facing Garden



## Floor Plan



## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

