



**JAMES & JAMES**  
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21 St. Anselms Road

Tarring, Worthing, BN14 7EW

Guide price £400,000

Freehold Council Tax Band C



We are delighted to bring to the market this superb period home boasting many original features and offered for sale in excellent decorative order throughout.

In brief, the accommodation comprises composite front door into entrance hall, box bay fronted lounge with focal fireplace, separate dining room, and modern fitted kitchen.

To the first floor there are three bedrooms with the master bedroom boasting both a box bay window and a focal fireplace. There is a modern fitted bathroom and w/c, and an additional w/c.

Externally the rear garden has been laid out paving for ease of maintenance, with maturing shrubs to the rear, and a gate giving access.

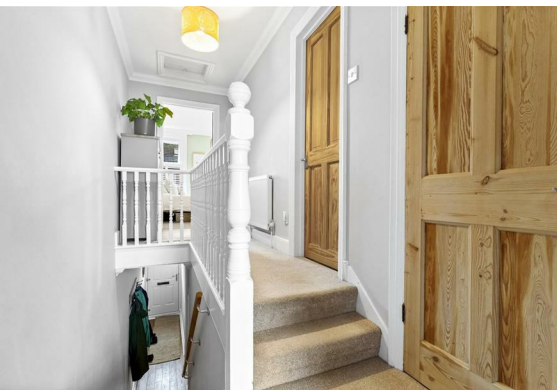
Other benefits include window shutters to the front, many original features, double glazing, and gas central heating.

Please contact the vendor's sole agents to arrange a private viewing tour.

Situated in St. Anselms Road, the property is ideally located between Worthing and West Worthing mainline railway stations providing great links to most major towns and cities. Worthing town centre with its more comprehensive range of bars, restaurants, and shops is approximately two miles distance.

Entrance hall  
14'1 x 2'8 (4.29m x 0.81m)





Feature lounge with box bay window  
13'5 x 11'7 (4.09m x 3.53m)

Dining room  
11'7 x 10'10 (3.53m x 3.30m)

Modern fitted kitchen  
14'11 x 8'3 (4.55m x 2.51m)

Stairs to first floor landing with access to loft

Bedroom one  
13'5 x 13'6 into bay (4.09m x 4.11m into bay)

Bedroom two  
8'9 x 8'4 (2.67m x 2.54m)

Bedroom three  
9'4 x 6'1 (2.84m x 1.85m)

Contemporary separate w/c

Modern fitted family bathroom  
9'9 x 4'3 (2.97m x 1.30m)

West facing 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

