



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



GFF 190 Tarring Road
, Worthing, BN11 4HG

Offers over £170,000

Leasehold Council Tax Band A



We are delighted to offer to the market this beautifully presented double bedroom ground floor GARDEN flat, ideally positioned in the heart of Worthing. The property is conveniently located within easy reach of the town centre, offering a wide range of shops, restaurants and amenities, along with nearby parks, schools, regular bus services and Worthing mainline railway station.

The accommodation is arranged to include a welcoming entrance hall with useful storage, leading through to a bay-fronted living room featuring a gas fireplace. To the rear of the property is an open plan kitchen and dining area, providing a practical and sociable space with fitted units and room for appliances. The flat further benefits from a good-sized double bedroom with fitted wardrobes and a modern shower room.

Additional advantages include double glazing, a private and low-maintenance rear garden with gated access to a rear alleyway, a long lease and the property being offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Lease years remaining - 985
Service charge - SPLIT WITH UPSTAIRS

Communal Entrance Hall

Modern Fitted Kitchen Dining Room
16'1" x 9'6") (4.90m x 2.90m)





Lounge
14'7" x 11'5" (4.45m x 3.48m)

Double Bedroom
12'2" x 8'9" (3.71m x 2.67m)

Modern Fitted Shower Room

Courtyard Garden

Floor Plan



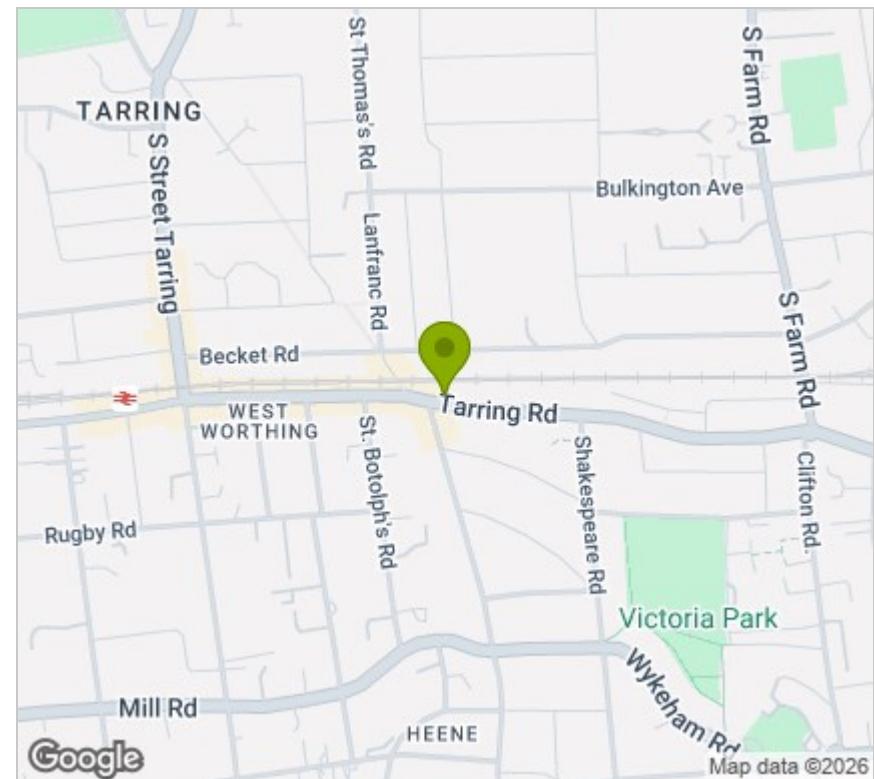
Viewing

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

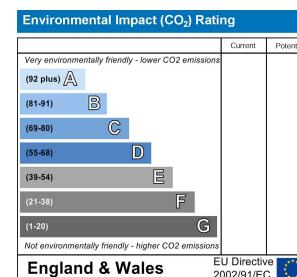
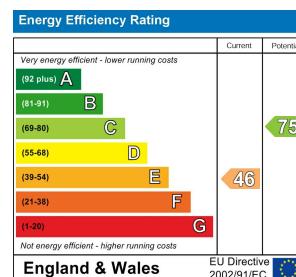
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph



www.jamesandjamesea.co.uk

Company No. 12642413