



37a South Street  
Tarring, Worthing, BN14 7LG  
£1,295 Per month

Council Tax Band



OPEN HOUSE TUESDAY 25TH FEBRUARY- By Appointment Only. James & James Lettings are pleased to offer this spacious two bedroom flat split over 3 floors located within easy reach of West Worthing station. The accommodation comprises; entrance hall, kitchen, shower room, WC, lounge diner, two bedrooms, bathroom and further WC. The property is situated near to local shops.

Unfurnished and available early March 2025.

#### ENTRANCE

Entrance Hall

#### FIRST FLOOR LANDING

Lounge Diner  
18'8 x 16'8 max (5.69m x 5.08m max)

Kitchen  
10'10 x 9'3 (3.30m x 2.82m)

Shower Room

WC

#### SECOND FLOOR LANDING

Bedroom Two  
16'60 x 10'0 (4.88m x 3.05m)

Ensuite Bathroom

WC





## Floor Plan



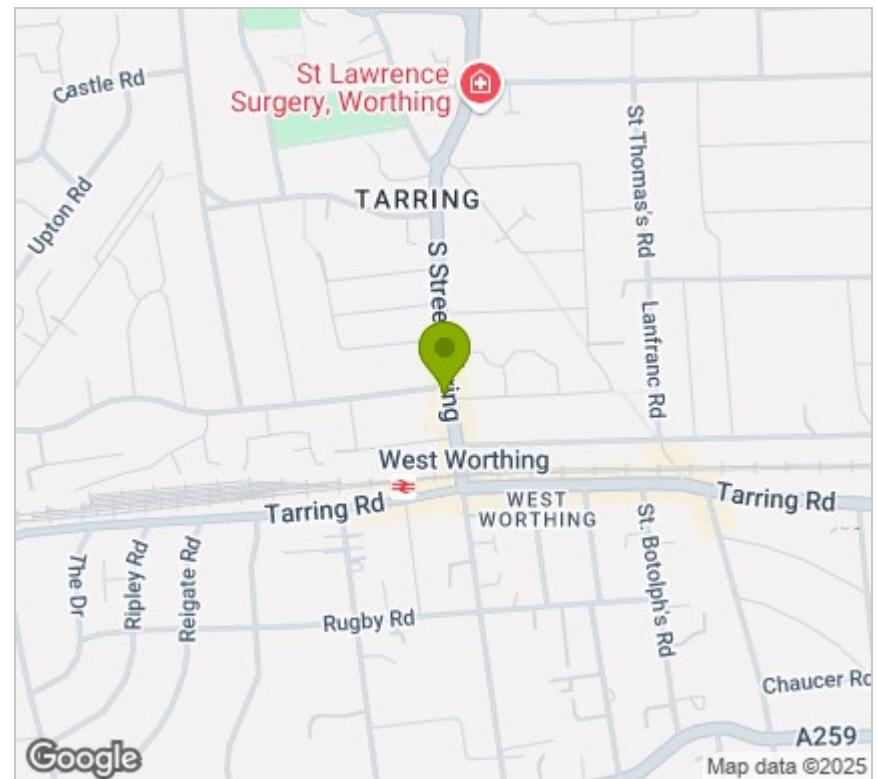
## Viewing

Please contact our Ferring Lettings 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.

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

