



**IAN WATKINS**  
Estate Agents

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**WELL PRESENTED 2 BEDROOM VICTORIAN HOUSE IN FAVOURED TARRING AREA**

- 26'2" Lounge/dining room
- 13' Kitchen/Breakfast Room
- Main Bedroom with Dressing Room
- Feature Bathroom/WC
- Cast Iron Fireplaces
- Gas heating
- Double Glazed Windows
- Secluded West Facing Rear Garden

**£374,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom Victorian house in the favoured area of Tarring, close to local shops, schools, railway station and bus services. The accommodation features spacious through lounge/dining room, kitchen/breakfast room and feature bathroom/WC. Outside there is a secluded West facing rear garden and small front garden. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

#### **FEATURE NEW COMPOSITE FRONT DOOR TO -**

#### **ENTRANCE HALL**

With feature stripped wooden floorboards, door to -

#### **SPACIOUS EAST/WEST FACING THROUGH LOUNGE/DINING ROOM - 7.98m x 3.51m (26' 2" x 11' 6")**

"Maximum measurements, narrowing to 10'9." In the lounge area is a feature cast iron fireplace with wooden mantelpiece and slate hearth, double glazed bay window, feature tiled floor, radiator, opening to the dining area which has the feature tiled floor, double glazed sash style window, radiator, chimney breast with recessed storage area.

#### **WEST FACING KITCHEN/BREAKFAST ROOM - 3.96m x 2.74m (13' x 9')**

This room is double aspect and overlooks the rear garden, comprises inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and cupboards under, roll top work surface either side with space and plumbing for washing machine, cupboard and drawer base units, further roll top work surface with fitted double oven, 4-ring gas hob with concealed extractor over, cupboard and drawer base units and several eye cupboards, space for tall fridge/freezer, understairs storage cupboard, double glazed windows overlooking the West facing rear garden, radiator, wall mounted Worcester gas fired boiler supplying domestic hot water and central heating, part tiled walls, door giving access to the rear garden, coved and flat ceiling.

#### **FROM THE ENTRANCE HALL, STAIRS LEADING TO -**

#### **FIRST FLOOR LANDING**

Hatch to roof space, built-in storage cupboard, feature stripped wooden floorboards.

#### **EAST FACING BEDROOM ONE - 4.27m x 2.84m (14' 1" x 13' 10")**

Overall measurement, this room was originally all one room and

is now divided into bedroom one and an en-suite dressing room. In the bedroom is a double glazed bay window, radiator, coved and flat ceiling. Door to en-suite dressing room which measures 11'9" x 4'6", there is room for a free standing wardrobe.

#### **WEST FACING BEDROOM TWO - 3.56m x 2.69m (11' 8" x 8' 10")**

Double glazed sash style window, feature cast iron fireplace, stripped wooden floorboards, radiator, coved and flat ceiling.

#### **FEATURE WEST FACING BATHROOM/WC - 3.1m x 2.67m (10' 2" x 8' 9")**

White suite comprising bath with twin handgrips and fitted electric shower with screen, pedestal wash hand basin with tiled splashback, low level WC, radiator, double glazed sash style window, coved and textured ceiling, part tiled walls.



#### **OUTSIDE**

#### **WEST FACING REAR GARDEN**

The rear garden is a lovely feature of the property and offers a good degree of seclusion with open views, paved patio to the front of the garden, shaped lawn garden with flowering plant, shrub and bush borders, corner rockery, garden shed.

#### **SMALL FRONT GARDEN**

With pathway to front door.

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.