

## 01903 331737

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# Guildford Close, Tarring BN14 7LR





#### Note:

Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is an employee of Robert Luff & Co Estate Agents.

A beautifully presented re-modernised home situated in favoured Tarring location, within a stone's throw of a mainline station that would benefit many. This property is situated in the TAB catchment.

Benefits include a modern kitchen and bathroom. Large living room and a garage. Further features are being finished to a high standard and keen eye.

OFFERS IN EXCESS OF

£270,000

1. These particulars do not constitute part or all of an offer or contract. 2 The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3 Potential buyers are advised to re-check measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances 5. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 6. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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### IN BRIEF

**Style:** Three Bedroom End of terrace House.

**Bedrooms:** Three.

**Location:** West Worthing/Tarring.

Outside: Private Low Maintenance Garden.







#### **Entrance**

UPVC door to entrance with frosted double glazed window to side.

#### **Entrance Hallway**

Radiator, stairs to first floor, coat cupboard.

#### Lounge

Large double glazed bay window to South aspect, radiator, television point, telephone point, open fireplace with decorative surround, full carpeted.

#### **Dining Room**

Double glazed sliding doors to conservatory, under stairs storage housing ample storage space and electrics and gas meters, tiled flooring.

#### Kitchen

Matching range of wall and base units with roll top work surface inset to one bowl sink drainer with matching stainless steel mixer tap. Space and plumbing for washing machine, space for cooker and fridge freezer. Fully tiled floor continued, tiled walls, double glazed window overlooking garden, wall mounted boiler.

#### Conservatory

Fully double glazed conservatory, double glazed door to garden, power point, and part brick built.

#### **Stairs to First Floor Landing**

Oak effect banister, loft hatch and airing cupboard housing immersion heater.

#### **Master Bedroom**

Double glazed window to South aspect, inbuilt storage housing ample hanging space, coved ceiling, and feature wall.

#### **Bedroom Two**

Double glazed window, inbuilt storage housing ample hanging space, coved ceiling, and feature wall.

#### **Bedroom Three**

Double glazed window to South aspect, inbuilt storage, coved ceiling, and feature wall.

#### **Bathroom**

Matching three piece suite cooperating of a tile enclosed L shaped bath tub with Chrome water fall mixer taps & matching chrome rainfall shower, shower screen, wall mounted ceramic wash hand basin and pedestal with Chrome waterfall mixer tap and large mirror over. Low level push flush W/C, wood effect flooring, two frosted double glazed windows & spot lights.

#### **Rear Garden**

Low maintenance rear garden, side access, outside tap and shrubs to side and rear.

#### Front Garden

Mainly laid to lawn, paved walkway to front door.

#### Garage

Up and over garage door.









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