



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

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.

