



## High Street, Worthing

Offers In Excess Of  
£260,000  
Freehold

- Charming Grade II Listed
- Quaint Tarring Village Cottage
- Two Good Size Bedrooms
- Wealth of Original Features
- Built Circa 16th Century
- Kitchen & Utility Room
- Two Garden Areas
- Wonderful Piece of History

Robert Luff & Co are delighted to offer to market this charming Grade II listing building which is a beautiful piece of history in the heart of quaint Tarring Village. This beautiful flint faced cottage was built circa the 16th Century and boasts a wealth of original features including grand feature fireplaces, original wooden beams and exposed flint and brick walls. With local shops, schools, parks and the mainline station all nearby, the location is quiet yet convenient. Accommodation offers living room, kitchen and utility room, two good size bedrooms and a family bathroom. Outside is an attractive patio garden leading to a unique large secret garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance

An attractive stable style door to entrance with door through to:

### Living Room 10'9 x 8'8 (3.28m x 2.64m)

Feature fireplace with exposed brick surround and insert, real flame gas fire, shelved recess, TV point, window to front, telephone point, beamed ceiling, part exposed flint wall.

### Inner Hall

Understairs storage cupboard, door to dining area.

### Kitchen 13'11 x 5'9 (4.24m x 1.75m)

Range of wood fronted base units, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, space for fridge freezer, exposed brick wall, wood beamed ceiling, window, space for cooker, door into:

### Utility Room 6'1 x 5'9 (1.85m x 1.75m)

Space and plumbing for washing machine, two windows, storage wall unit, stable style door to garden.

Stairs leading up to:

### First Floor Landing

With wood beamed ceiling.

### Bedroom One 14'2 x 10'9 (4.32m x 3.28m )

Exposed brick fire surround with real flame gas fire, tiled hearth, airing cupboard, exposed beamed ceiling, window to front.

### Bedroom Two 14'5 x 8'0 (4.39m x 2.44m)

Window, exposed wooden beamed ceiling with hanging space.

### Bathroom

Panel enclosed bath with mixer shower attachment, pedestal wash hand basin, low level flush W.C, loft hatch, part wood paneled walls, light and shaver point.

### Outside

Patio garden with wall enclosed flower beds, timber shed and gate to:

### Large Secret Garden

With lawn area and a variety of shrubs and trees.

### Information

The owners have obtained a structural report; this together with others are available upon request.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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