Tarring Road, Worthing

Offers In Excess Of
£230,000
Leasehold

- Converted First Floor Flat
- Two Double Bedrooms
- Close to Local Shops & Schools
- Garage
- Newly Refurbished
- Close to Two Mainline Stations
- EPC Rating - D
- Newly Fitted Bathroom & Kitchen

Robert Luff & Co are delighted to offer to market this beautifully refurbished first floor flat within this detached Victorian villa, ideally situated in this popular Tarring location with local shops, schools and two mainline stations nearby. Accommodation offers entrance hall, split level landing, feature bay fronted living room opening to a beautifully refitted kitchen, two good size double bedrooms and a stunning refitted bathroom. Other benefits include a new lease and a garage.

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Accommodation

Part Glazed UPVC Door
Frosted side panel, opening into:

Entrance
Stairs leading up to first floor landing.

First Floor Landing
Being split level with original banisters, original built in cupboard with hanging space also housing consumer unit, loft hatch with pull down ladder, double glazed window to side aspect, coved and skimmed ceiling with LED downlights.

Refitted Kitchen 12'9" x 0'0" (3.89 x 0.00)
Double glazed window to front aspect, single stainless steel sink unit inset to slate effect work surfaces with chrome mixer tap and matching drainer, matching range of high gloss wall and base units, built in oven, four ring hob with stainless steel extractor hood above, space for fridge and washing machine, brick tiled splash back with LED underlighting opening up into:

Living Room
Feature double glazed bay window to front aspect, attractive lined oak effect flooring throughout, TV point, telephone point, decorative wall mounted radiator, coved and skimmed ceiling with LED downlights.

Bedroom One 15'10" x 11'5" (4.83 x 3.48)
Double glazed window to rear, feature patterned wall with decorative wall lights, wall mounted TV point, modern wall mounted radiator, coved and skimmed ceiling with LED downlights.

Bedroom Two 12'1" x 10'3" (3.68 x 3.12)
Double glazed window to rear, decorative modern wall mounted radiator, space for wardrobes, coved and skimmed ceiling with LED downlights.

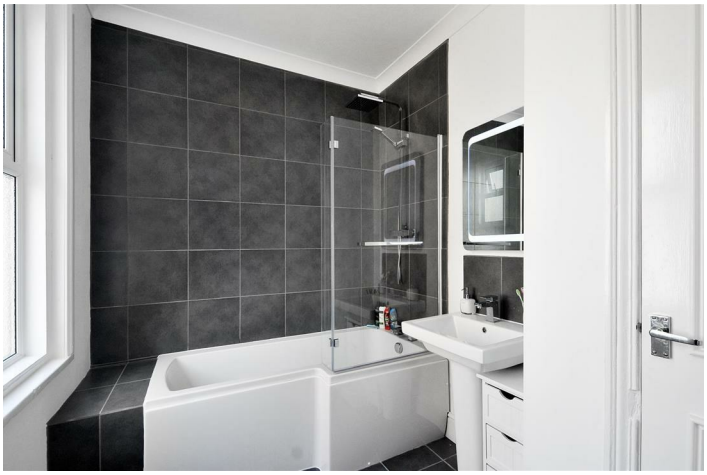
Refitted Bathroom
Two double glazed frosted windows to side aspect, panel enclosed P-shaped bath with designer mixer tap and tiled splash back with mirror above and automatic light, heated chrome towel rail and low level flush WC.

Driveway
Offering right of way and leading to garage.

Garage
Middle garage with black up and over door.

Lease & Maintenance
Approximately 996 years remaining on the lease

Approximate Rental Value
This property would achieve approximately £950 per calendar month with a 4.75% yield.



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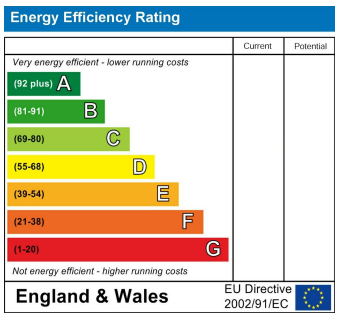
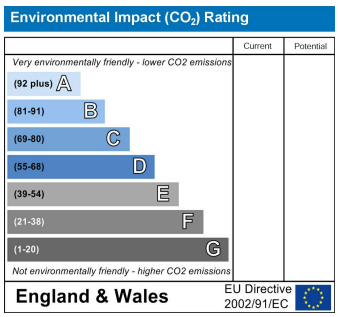
Floorplan





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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