



Ground Floor Flat, Tarring Road | Worthing | BN11 4EP
Guide Price £275,000



We are delighted to offer for sale this well presented and spacious ground floor apartment, positioned on this popular residential road close to shops, amenities, mainline train station and local parks. The property boasts two double bedrooms, open plan living/dining room, modern kitchen, contemporary fitted bathroom, well maintained south facing garden and is sold with no ongoing chain.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Modern Kitchen
- Contemporary Fitted Bathroom
- Bay Fronted Bedroom
- Dual Aspect Living Room
- South Facing Private Garden
- Share Of Freehold
- No Ongoing Chain
- Close To Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Forming part of an attractive period conversion, this ground floor apartment has a well kept communal hallway and private front door. There is a welcoming entrance hall with access to all rooms and space to hang coats and kick off shoes. At the rear of the property is the spacious open plan lounge/diner which features views and access to the private south facing rear garden via double glazed, UPVC French doors. The room measures a generous 13'3 x 11'9 and offers plenty of space for both lounging and dining. The kitchen has been fitted with an array of modern wall and floor mounted neutral colour units, topped with oak style worktops to create a smart contemporary finish and space and provisions for white goods. The main bedroom is located at the front of the property and measures a substantial 14'4 x 11'9 and can comfortably fit a large double bed along with various bedroom furniture. The second bedroom sits adjacent and can also comfortably fit a large double bed, the room benefits from views over the well maintained south facing garden, creating a light and airy space all year round. The contemporary bathroom has been fitted with a modern three piece suite including, a bath with overhead shower, toilet and hand wash basin. This property is sold with no ongoing chain and with a share of the freehold.

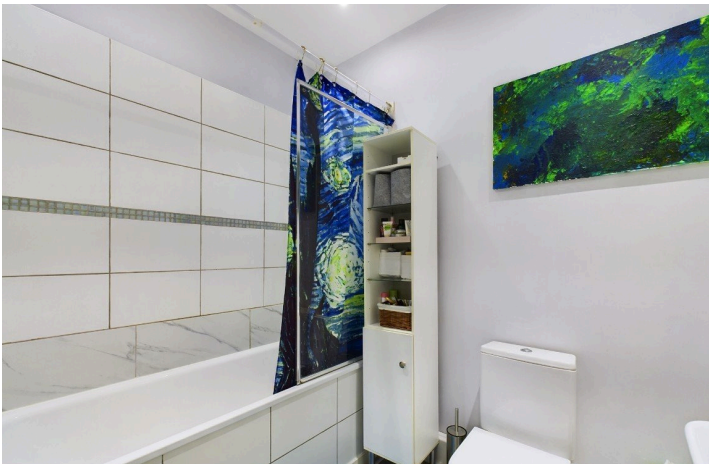
EXTERNAL

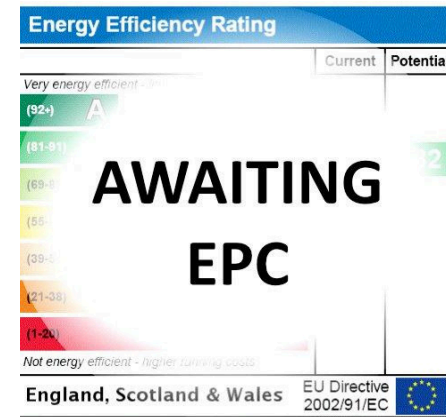
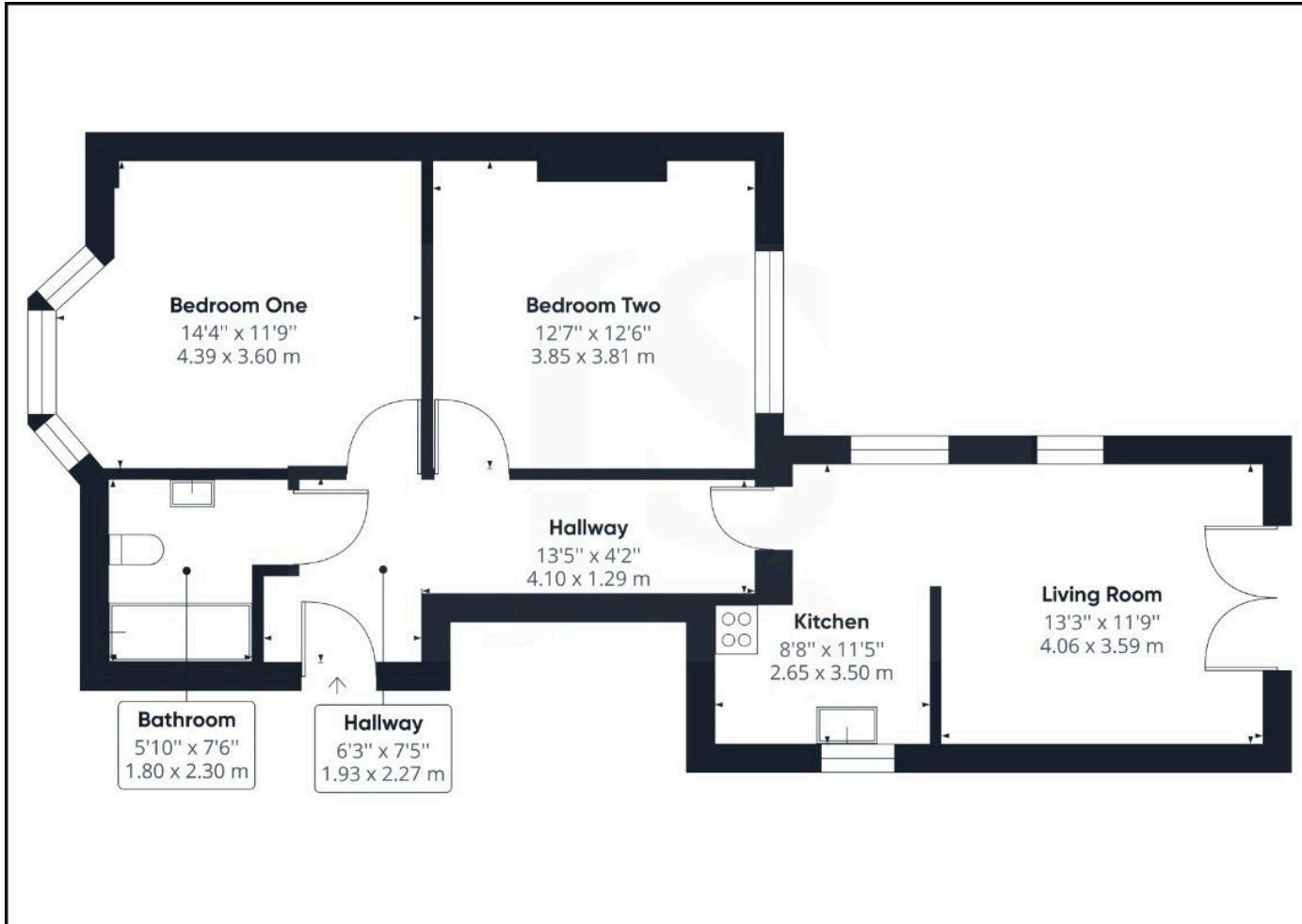
Located at the rear of the property is the south facing private garden, this space has been predominantly laid to paving with planted flowers and shrubs along the borders. A shingled area has been created in the garden, providing the perfect spot for a garden table and chairs to enjoy the sun all year round.

LOCATION

In a convenient town centre location, within walking distance of local shops, amenities and transport links. The seafront and mainline train station are moments away and a vast array of eateries, coffee shops and bars are also within easy reach.

Council Tax Band A





Property Details:

Floor area *as quoted by EPC: tbc Sqft

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.