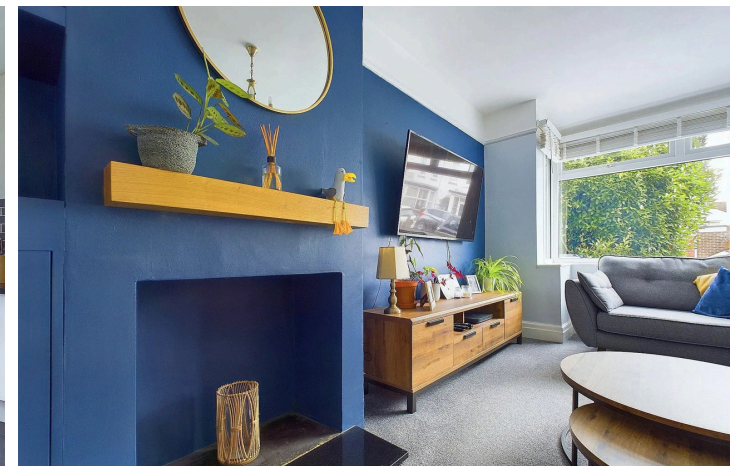




St Anselms Road | Tarring | Worthing | BN14 7EN
Guide Price £315,000



We are delighted to offer for sale this charming and well presented mid terraced house, situated in the sought after area of Tarring close to local shops, amenities and mainline train station. The property boasts two bedrooms, west facing bay fronted living room, modern fitted kitchen/breakfast room, contemporary family bathroom and an east facing rear garden.



Key Features

- Mid Terraced Family Home
- Two Bedrooms
- West-Facing Bay Fronted Living Room
- Modern Kitchen/Breakfast Room
- Contemporary Bathroom Suite
- Low Maintenance Rear Garden
- Ideal First Time Buy
- Sought-After Residential Location
- Less Than 800m From Mainline Station
- Close To Local Shops, Amenities & Good School Catchment



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The covered front door opens into an entrance hall, which has enough space to kick off shoes and hang coats. Positioned to the front of the property is the generously sized living room, measuring 15'8" x 10'3" with a large west facing bay window, this light and airy room provides plenty of space for both lounging and dining. The kitchen is located to the rear of the property and has been fitted with an array of modern wall and floor mounted white gloss units, which have been topped with dark laminated worktops to create a smart contemporary finish. There is space for a wide range of appliances including a washing machine, dishwasher and fridge/freezer. The kitchen offers space for a family sized dining table and boasts access and views overlooking the feature rear garden. To the first floor are two bedrooms with the main bedroom spanning the full width of the property and facing west. This bright room measures a spacious 10'9" x 10'3", comfortably large enough to accommodate a large double bed and a variety of bedroom furniture. There is a large storage cupboard fitted in the bedroom, which is perfect use for a wardrobe or for a chest of drawers. The contemporary bathroom has been fitted with a three piece suite including, a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

The east facing rear garden has been cleverly designed creating a low maintenance space, a paved patio has been created for an outdoor table and chairs with an area laid with faux lawn to the rear of the garden for plants. There is also a gate providing rear access via a twwiten.

LOCATION

Situated In a highly sought after road in the Tarring area of Worthing, this attractive home is located close to local shops on either South Street or South Farm Road. Falling under the popular Thomas A Becket and Broadwater Church of England Primary school catchment area, the road is highly sought after with families of all ages. West Worthing station is less than 550 metres away. Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is close by.

Council Tax Band B

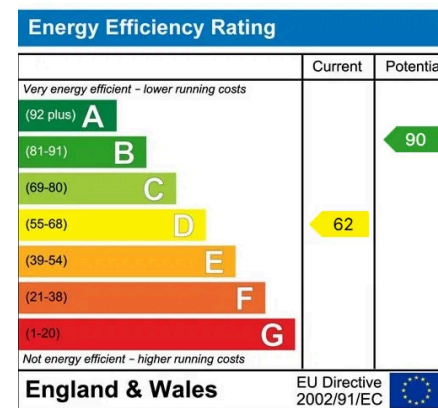




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 667 Sqft

Tenure: Freehold

Council tax band: B

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.