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Lanfranc Road, Worthing, West Sussex, BN14 7ES

WELL PRESENTED 2 BEDROOM VICTORIAN HOUSE IN FAVOURED TARRING AREA

- 26'2" Lounge/dining room
- 13' Kitchen/Breakfast Room
- Main Bedroom with Dressing Room
- Feature Bathroom/WC

- Cast Iron Fireplaces
- Gas heating
- Double Glazed Windows
- Secluded West Facing Rear Garden

£367,000 FREEHOLD

Helping you find your home

lan Watkins Estate Agents are pleased to offer for sale this two bedroom Victorian house in the favoured area of Tarring, close to local shops, schools, railway station and bus services. The accommodation features spacious through lounge/dining room, kitchen/breakfast room and feature bathroom/WC. Outside there is a secluded West facing rear garden and small front garden. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

FEATURE NEW COMPOSITE FRONT DOOR TO -

ENTRANCE HALL

With feature stripped wooden floorboards, door to -

SPACIOUS EAST/WEST FACING THROUGH LOUNGE/DINING ROOM - 7.98m x 3.51m (26' 2" x 11' 6")

"Maximum measurements, narrowing to 10'9." In the lounge area is a feature cast iron fireplace with wooden mantelpiece and slate hearth, double glazed bay window, feature tiled floor, radiator, opening to the dining area which has the feature tiled floor, double glazed sash style window, radiator, chimney breast with recessed storage area.

WEST FACING KITCHEN/BREAKFAST ROOM - 3.96m x 2.74m (13' x 9')

This room is double aspect and overlooks the rear garden, comprises inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and cupboards under, roll top work surface either side with space and plumbing for washing machine, cupboard and drawer base units, further roll top work surface with fitted double oven, 4-ring gas hob with concealed extractor over, cupboard and drawer base units and several eye cupboards, space for tall fridge/freezer, understairs storage cupboard, double glazed windows overlooking the West facing rear garden, radiator, wall mounted Worcester gas fired boiler supplying domestic hot water and central heating, part tiled walls, door giving access to the rear garden, coved and flat ceiling.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space, built-in storage cupboard, feature stripped wooden floorboards.

EAST FACING BEDROOM ONE - 4.27m x 2.84m (14' 1" x 13' 10")

Overall measurement, this room was originally all one room and

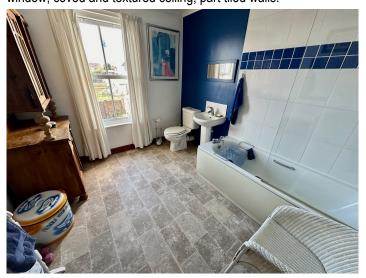
is now divided into bedroom one and an en-suite dressing room. In the bedroom is a double glazed bay window, radiator, coved and flat ceiling. Door to en-suite dressing room which measures 11'9" x 4'6", there is room for a free standing wardrobe.

WEST FACING BEDROOM TWO - 3.56m x 2.69m (11' 8" x 8' 10")

Double glazed sash style window, feature cast iron fireplace, stripped wooden floorboards, radiator, coved and flat ceiling.

FEATURE WEST FACING BATHROOM/WC - 3.1m x 2.67m (10' 2" x 8' 9")

White suite comprising bath with twin handgrips and fitted electric shower with screen, pedestal wash hand basin with tiled splashback, low level WC, radiator, double glazed sash style window, coved and textured ceiling, part tiled walls.



OUTSIDE

WEST FACING REAR GARDEN

The rear garden is a lovely feature of the property and offers a good degree of seclusion with open views, paved patio to the front of the garden, shaped lawn garden with flowering plant, shrub and bush borders, corner rockery, garden shed.

SMALL FRONT GARDEN

With pathway to front door.