



15 High Street, Worthing, BN14 7NN
Offers Over £400,000

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Nestled in the charming High Street of Tarring Village, Worthing, is this enchanting Grade 2 listed cottage, thought to be 17th century. As you step inside you see that the cottage exudes character and history, featuring beamed ceilings and walls, latched internal doors, and some flagstone flooring. The property offers versatile accommodation and briefly comprises: entrance hall, lounge/diner, sitting room, breakfast room, kitchen, three bedrooms, study/office and bathroom/wc. The property also benefits from gas fired central heating. Externally there is a delightful private and secluded west facing rear garden and a brick built wc and storage shed. Don't miss this rare opportunity to own a piece of history in a popular village setting.

- Tarring Village
- Grade 2 Listed Cottage
- Wealth Of Character
- Beamed Ceilings and Walls
- Three Bedrooms
- Three Reception Rooms
- Flint Walled Secluded Garden
- CHAIN FREE





Front Door Leading To

Entrance Hall

Flagstone flooring. Beamed ceiling.

Bedroom Three

2.84m x 2.49m (9'4 x 8'2)

Beamed ceiling. Bay with storage cupboard. Alcove with fitted storage cupboards

Lounge/Diner

7.01m x 3.48m (23' x 11'5)

Beamed ceiling and walls. Brick fireplace. Bay window. Two radiators. Understairs storage cupboard. Walk in NOOK 6'4 x 4' Beamed ceiling. Light. Phone line

Sitting Room

4.39m x 4.19m (14'5 x 13'9)

Inglenook brick open fireplace. Beamed ceilings and walls. Flagstone flooring. Bay window incorporating window seat. Alcove with display shelves. Two radiators.

Breakfast Room

2.59m x 1.60m (8'6 x 5'3)

Beamed ceiling. Radiator. Window. Square arch leading into:

Pine Fitted Kitchen

2.64m x 2.21m (8'8 x 7'3)

Part tiled. Tiled work surfaces with wood trim and inset single drainer sink unit with mixer tap. Range of matching floor and wall units. Free

standing appliances 'Hotpoint' washing machine, 'Bosch' dishwasher and fridge, Fitted oven and four ring gas hob with concealed extractor above. 'Baxi' gas fired boiler. Beamed ceiling. Window. Stable door leading out to courtyard.

stairs from lounge/diner leading upto:

First Floor Reception Hallway

4.67m x 3.43m (15'4 x 11'3)

Good size with split level landing. Beamed ceiling and walls. Access to loft space. Window. Door to:

Study/Office

2.84m x 1.27m (9'4 x 4'2)

Beamed ceiling. Storage cupboard. Window.

Bedroom One

15'4 x 14'4

Beamed ceiling and walls. Fireplace. Fitted wardrobes and drawers. Radiator. Window.

Bedroom Two

3.53m x 3.43m (11'7 x 11'3)

Beamed walls. Fireplace. Fitted wardrobes, dresser and drawers. Radiator. Window.

Bathroom/wc

3.12m x 2.24m (10'3 x 7'4)

Half tiled with fully tiled bath area. Comprising panelled bath with telephone style mixer taps and shower attachment. Low level wc. Pedestal wash hand basin. Window. Radiator. Fitted storage cupboards one which houses a hot water tank with immersion.

Outside

Courtyard

There is a block paved courtyard to the rear of the cottage which has a right of way over for adjoining cottage. Iron gate leading into:

Private West Facing Rear Garden

A delightful and secluded flint walled rear garden. Lawn area with mature flower and shrub borders. Secret garden area being paved and featuring a mature overhead grapevine. Wooden door giving access to a full width brick workshop/storage shed. Further brick built storage shed.

Outside Cloakroom

Brick built with wc.

Required Information

Council tax band: E

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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