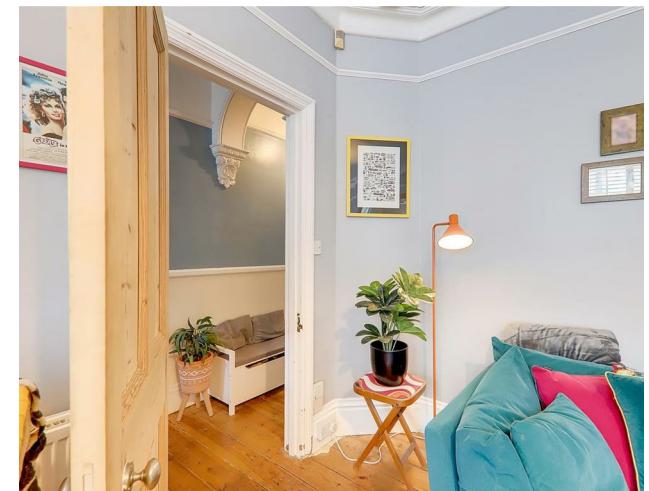




170a Tarring Road, Worthing, BN11 4HG  
Asking Price £495,000



A four/five bedroom Victorian family home in favoured area of West Worthing having retained much of the original features. Accommodation briefly comprises; entrance hall, bay fronted lounge, dining room, fitted kitchen/breakfast room, utility room and ground floor WC, first floor landing, three double bedrooms with a further forth bedroom and family bathroom, stairs leading to a versatile second floor loft room. Externally the home offers off road parking and walled rear garden. Benefits include gas fired central heating and double glazed windows.

- Four Bedrooms
- Period Property
- End Of Terrace
- Off Road Parking
- Ground Floor WC
- Close To Local Amenities
- Three Reception Rooms
- Utility Room





## A canopied porch with a uPVC front door leading in Entrance Hall

Stripped wood flooring. Understairs storage. Attractive balustrade. Radiator.

## Lounge

5.03 x 4.29 (16'6" x 14'0")

Attractive feature fireplace and surround. Double glazed south facing bay window with plantation shutters. Stripped wood flooring. Decorative cornice. Picture rail. Double radiator. TV and telephone point.

## Dining Room

4.20m x 3.68m (13'9" x 12'0")

Could also be used as a downstairs bedroom if required. Attractive fireplace and surround. Double glazed door leading to garden. Decorative cornice. Picture rail.

## Kitchen/Breakfast Room

3.46 x 6.29 (11'4" x 20'7")

Modern fitted kitchen comprising work surfaces with 1.5 bowl sink and single drainer unit incorporating mixer taps. Excellent range of base units and matching wall units. Fitted oven with hob above and canopy extractor fan. Integrated dishwasher. Walk in larder currently housing a freestanding fridge/freezer. Double glazed window.

Radiator. Double glazed sliding patio doors leading out to garden. Further door into:

## Utility Room

1.84 x 1.66 (6'0" x 5'5")

Space and plumbing for washing machine & tumble dryer. Gas fired boiler supplying hot water. Double glazed window. Door leading to;

## Downstairs Cloakroom

0.83 x 1.7 (2'8" x 5'6")

White suite. Close coupled WC. Wash hand basin. Double glazed window. Radiator.

## Stairs from entrance hall to:

## First Floor Landing

Attractive balustrade. Stripped wood flooring.

## Bedroom One

5.46 x 5.06 (17'10" x 16'7")

Bay fronted. Stripped wood flooring. Recessed alcove providing space for wardrobes. Picture rail. Radiator. Double glazed window.

## Bedroom Two

3.63 x 4.23 (11'10" x 13'10")

Built in storage. Stripped wood flooring. Radiator. Double glazed window. Wash hand basin.

## Bedroom Three

2.89 x 3.40 (9'5" x 11'1")

Original fireplace. Stripped wood flooring. Radiator. Double glazed window.

## Bedroom Four

2.41 x 2.14 (7'10" x 7'0")

Stripped wood flooring. Radiator. Double glazed window.

## Bathroom/WC

2.91m x 2.37m (9'6" x 7'9" )

Refitted white suite featuring free standing roll top bath with clawed feet, telephone style mixer with hand held shower. Walk in double shower with glazed screen. WC. Wash hand basin. Double glazed window.

## Stairs from first floor leading to:

## Second Floor

## Loft Room

7.21m x 5.64m max (23'8 x 18'6 max)

T shaped with maximum measurements 23'8 x 18'6. Radiator. Two Velux double glazed windows. Eaves storage cupboard.

## Off Road Parking

To the front of the property there is a block paved driveway providing parking for a vehicle. Side gate leading to:

## Rear Garden

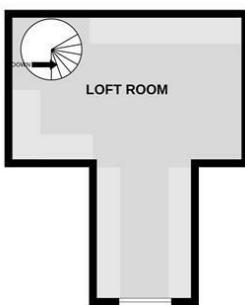
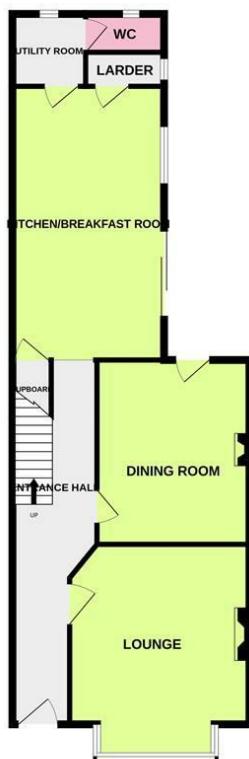
Has been landscaped for ease of maintenance. Paved with raised timber decked area.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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		
(82 plus) A		
(81-91) B		82
(69-80) C		68
(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 confirm their condition or working order.



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