



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



64 Lanfranc Road

Worthing, West Sussex, BN14 7ER

£375,000

- Charming Mid-Terrace Period House
- Stylish Modern Interior with Window Shutters and Heritage Colour Scheme
- Excellent Living Room with Bay Windows and Fitted Storage
- Adjoining Large Dining Room
- Superb Fully Fitted Contemporary Kitchen
- Three Bedrooms (Two with Period Fireplaces)
- Modern Family Bathroom
- Walled Gardens to Both the Front and Rear
- Popular School Catchment Area
- Double Glazing and Central Heating

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Step Inside

Ideally located for families and commuters, this impressive Tarring home sits within the catchment area for the ever popular Thomas A` Becket schools and is within easy reach of a mainline station.

Tucked back from the road behind the bungaroosh wall of its front garden, a white washed facade with a canopied doorway and bay windows instantly hints at the charm and style inside. Impeccably presented with a hugely natural flow, an impressively generous layout gives a great sense of space.

Wide bay windows with crisp white shutters allow plenty of light to filter into a superb living room creating a fantastic place to relax and unwind. Sleek fitted cabinets and floating shelves within the chimney breast alcoves provide ample storage, while plush grey carpeting stretches out beneath your feet. Giving you the option of having one open plan space or two separate reception rooms, inner double doors extend this inviting space into the adjoining dining room where a tastefully chosen engineered wood floor lends a rich dark contrast to a soft subtle colour scheme.

Enviably large and brilliantly appointed, a fantastic wide galley kitchen is fully fitted with contemporary cabinets and an integrated oven and gas hob. The excellent double aspect proportions and deep pantry cupboard give a great measure of storage and workspace, and whilst tiled splashbacks add a pop of colour sliding glazed doors take you out onto a deck patio.

Explore upstairs and you`ll find three bedrooms equally ideal for family life and working from home. Each of the two double bedrooms has a picture perfect period fireplace and a stylish single room sits peacefully to the rear overlooking the garden. Arranged in a classic white tile setting with a British Racing Green trim, a great family bathroom has a modern suite that includes in a full sized bath with a deluxe overhead rainfall shower.

Step Outside

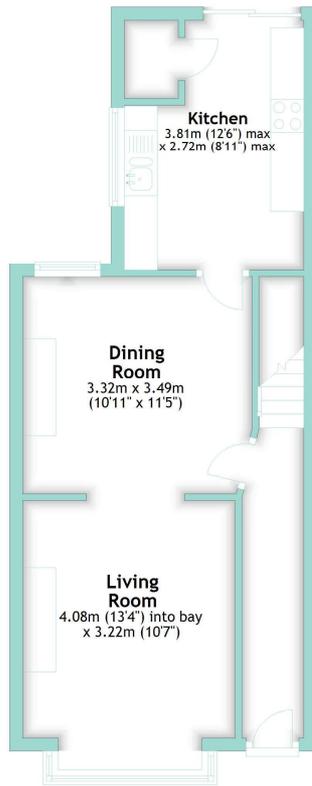
Step out from the sliding doors of the kitchen you`ll find wrap-around decked and paved patios ideally sized for a morning coffee, barbeques and summer siestas. Bordered by walls and high fencing, a substantial lawn gives children the chance to play, large timber planters are ready to be stocked with your own choice of shrubs, herbs or vegetables, and a timber gate provides secure rear access.

In your local area

Located in a highly sought after catchment area for schools currently rated as Good by OFSTED, this mid-terrace period home in Tarring is near to the ever popular Thomas A` Becket schools and Worthing High School. A great selection of local shops is found on nearby Tarring Road and football fans can walk to the grounds of Worthing FC and Worthing Minors FC. West Worthing mainline station is under half a mile from your door and there`s easy access into the town centre where you`ll find a choice with high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.



Ground Floor
Approx. 41.2 sq. metres (443.0 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax: Adur & Worthing, Band B

Tenure: Freehold

Flood Risk: Rivers & Seas: Very Low
Surface Water: Medium

Restrictive Covenants: Yes

Broadband: Standard: 15 mbps
Superfast: 76 mbps
Ultrafast: 1000 mbps
(estimated speeds)

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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