



The Old Fig Garden Bishops Close, Tarring, West Sussex, BN14 7JS

Offers Over £550,000





We are pleased to be able to offer the opportunity to purchase a secluded, detached House. The property offers three bedrooms, two bathrooms, lounge/ dining room, kitchen and utility room. The detached property also benefits from off road parking, garage, private rear garden and a secluded private fig garden.





## Key Features

- Detached House
- Three Bedrooms
- Two Bathrooms & Additional Ground Floor WC
- Fitted Kitchen & Utility Room
- Lounge/ Dining Room
- Off Road Parking
- Garage
- Secluded Rear Garden
- Walled Fig Garden
- Chain Free



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Front door leading into the entrance hall with access to all rooms. On the ground floor there are two bedrooms one to the front and one to the rear of the property. The fitted kitchen is located to the front and offers wall and base units with built in double oven, space for fridge freezer, sink, drainer, door leading out to the side and door leading into the utility room. The utility room offers spaces for washing machine and tumble dryer. The lounge/ dining room benefits from dual aspect doors overlooking the west facing rear garden and sliding door out to the side and overlooking the fig garden. The ground floor shower room offers walk in shower, wash hand basin and WC. The WC is located just next to the shower room. On the first floor there is a double bedroom with access to a storage cupboard. There is also a bathroom on the first floor that offers a freestanding bath, wash hand basin and WC.

### EXTERNAL

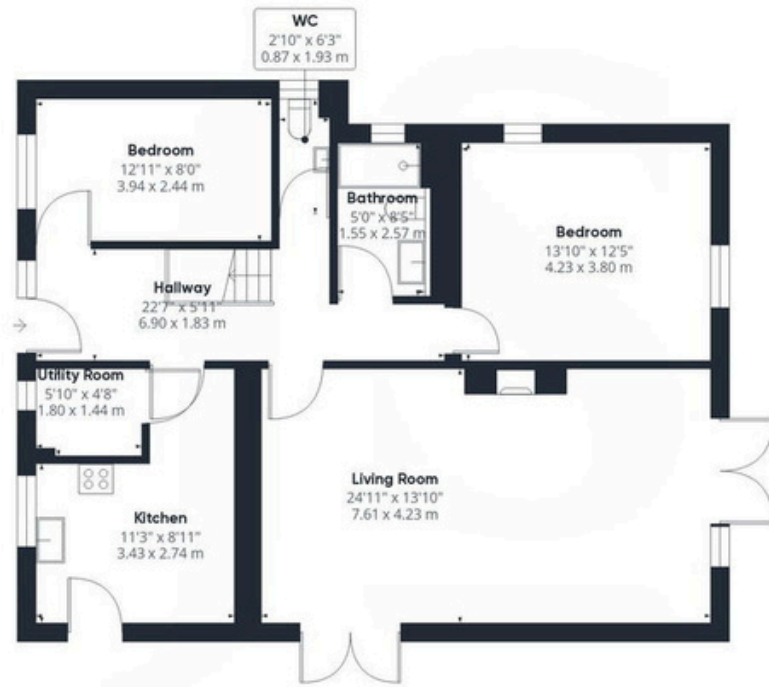
The property benefits off road parking and access to a garage with up and over door. The detached house features a private, west facing rear garden and an additional walled fig tree garden. It is said that St.Thomas A Becket who often stayed in Tarring planted a fig tree in Tarring Village in 1162, which is reputed to still exist, within the orchard which is supposed to consist entirely of trees descended from it, although the majority of the orchard trees date from 1745.

### LOCATION

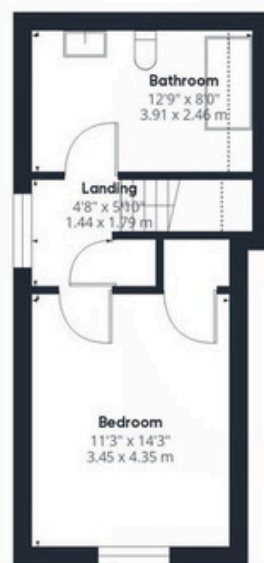
In the highly desirable and sought after location just located down Bishops Close , the property is tucked away in a secluded location just a short walk from Tarring tennis courts, bowls green & Tarring park with the children's playground and basketball courts. The property falls within the Thomas A Becket school catchment areas and both the infant and junior schools are within 0.5 miles; there are a wealth of secondary schools locally, all accessible from the property. Pubs, coffee shops and newsagents can be found in Tarring village just 150 yards away from the property. The outstanding St Lawrence doctors surgery is located just a short walk away from the property. West Worthing train station is positioned approximately 0.4 miles away and bus routes run locally.







Floor 0



Floor 1



Approximate total area<sup>m</sup>

1277.14 ft<sup>2</sup>

118.65 m<sup>2</sup>

Reduced headroom

15.5 ft<sup>2</sup>

1.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 130 sqm)

Tenure: Freehold

Council tax band: F

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.

