



182 Ringmer Road, Worthing, BN13 1EB  
Guide Price £400,000

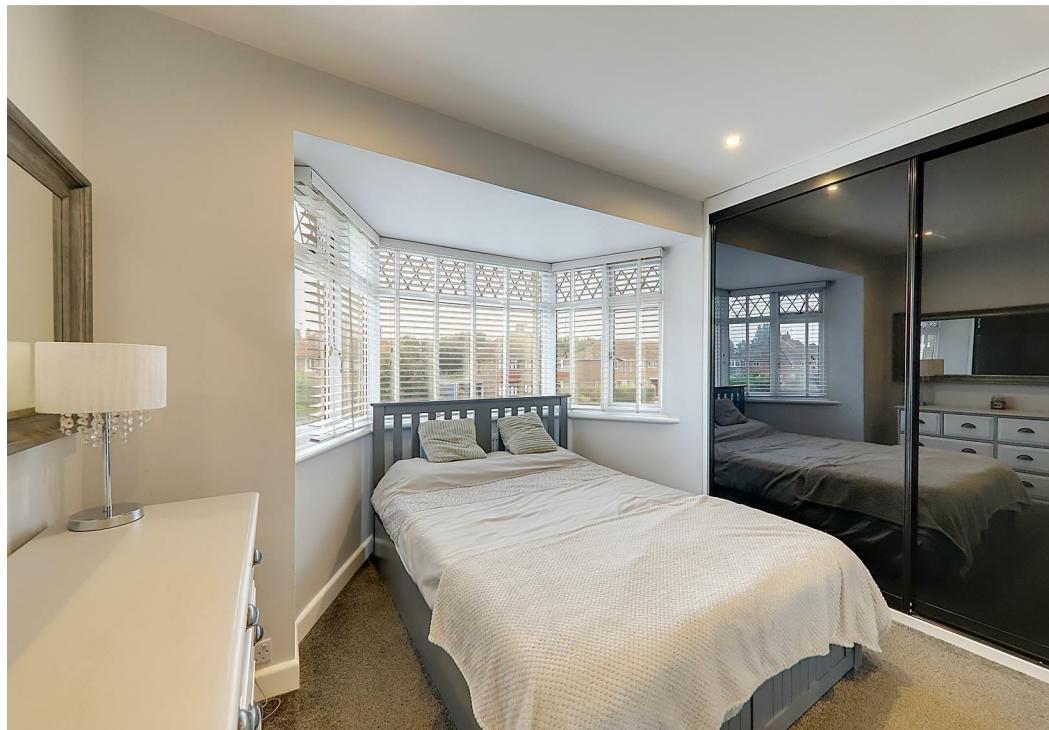


We are delighted to offer for sale this well presented three bedroom semi-detached family home in this popular Tarring location - having the added benefit of off street parking & a garage.

In brief the property consists of an open plan ground floor level which incorporates a deceptively spacious & modern open plan kitchen / dining room & a lounge area, on the first floor you have two double bedrooms & a good sized single bedroom as well as a modern fitted family bathroom, there is a useful loft space for storage also.

Externally the front offers off street parking for approximately three vehicles, shared driveway to the side offers access to the garage having an up & over door power & lighting included, the rear garden is approximately 100ft in length & has a cabin to the rear again with power & lighting, space for a hot tub with a pergola is also a wonderful addition.

- Semi Detached Family Home
- Three Bedrooms
- Large Rear Garden
- Open Plan Kitchen/Dining
- Double Glazed Windows
- Gas Central Heating
- Double Length Garage
- No Onward Chain





### Reception Hall

3.02m x 1.63m (9'11 x 5'4)

Karndean flooring, access to under stairs storage cupboard housing meters, stairs to first floor landing, skinned ceiling with spotlights & coved.

### Lounge

4.75m into bay x 3.63m (15'7 into bay x 11'11)

Karndean flooring, single radiator, PVCU double glazed bay window, attractive open fireplace, television point, skinned ceiling with spotlights & coving, opening into kitchen / dining room.

### Open Plan Kitchen/Dining Room

5.44m x 2.69m (17'10 x 8'10)

Karndean flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards, inset one & a half bowl sink unit with mixer tap & single drainer, space & provision for dishwasher, space for American style fridge freezer, integrated oven, four ring induction hob, PVCU double glazed window, PVCU double glazed doors leading to rear garden, skinned ceiling with spotlights & coving.

### First Floor Landing

Carpeted floor, loft hatch access, fitted storage cupboard with slatted shelving, skinned ceiling with spotlights & coving.

### Bedroom One

3.78m x 3.25m (12'5 x 10'8)

Carpet flooring, single radiator, fitted wardrobes with hanging rails & shelving, PVCU double glazed bay window, skinned ceiling with spotlights.

### Bedroom Two

3.00m x 2.31m (9'10 x 7'7)

Carpeted flooring, single radiator, television point, PVCU double glazed window, skinned ceiling with spotlights.

### Bedroom Three

3.25m x 2.29m (10'8 x 7'6)

Carpeted flooring, single radiator, PVCU double glazed window, skinned ceiling with spotlights.

### Family Bathroom/W.C

1.83m x 1.63m (6'0 x 5'4)

Tiled flooring, panel enclosed bath with power shower over, pedestal hand wash basin with mixer tap, low flush WC, chrome ladder style heated towel, part tiled walls, skinned ceiling with spotlights, PVCU double glazed obscured glass window.

### OUTSIDE

#### Front Garden

Mainly laid to off street parking for approximately three plus vehicles, various shrub borders, shared driveway.

#### Rear Garden

Patio area stepping, onto large lawned with various mature shrub & plant borders, timber built seating area, space for hot tub, outside sink with mixer tap, space & provision for washing machine & tumble dryer, pergola area with grapevines, outside lighting, gated side access.

Timber built workshop with power & lighting.

#### Double Length Garage

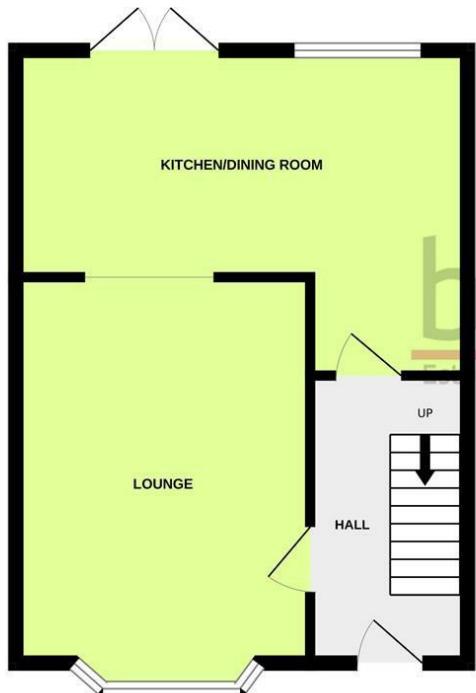
Up & Over door, power & light, side door to rear garden.

#### Council Tax

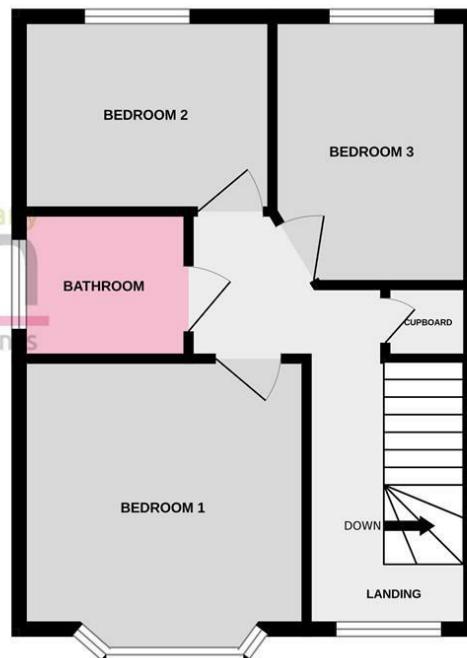
Council Tax Band C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and of any other items are approximate and there is no warranty, express or implied, as to their accuracy or correctness. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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