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D





## Description

We are delighted to offer to the market this two double bedroom semi-detached house ideally located in this popular Tarring location positioned close to local schools, shops, parks, bus routes, and the mainline station. The accommodation comprises an entrance hallway, a bay-fronted living room with a feature fireplace and a good-sized kitchen/diner. Upstairs, there are two double bedrooms with ample storage and a family bathroom. Other benefits include double glazing, gas fired central heating, a spacious front garden and a good-sized enclosed rear garden.

## Key Features

- Semi-Detached House
- Bay-Fronted Living Room
- Spacious Rear Garden
- Large Front Garden
- Two Double Bedrooms
- Good-Sized Kitchen
- EPC Rating - D
- Council Tax Band - C





### Entrance Hallway

Door to front. Radiator. Telephone point. Understairs cupboard. Door to:

### Living Room

**4.60 x 3.82 (15'1" x 12'6")**  
Double glazed window to front. Double glazed bay window to front. Radiator. TV point. gas fireplace.

### Kitchen/Diner

**4.13 x 2.94 (13'6" x 9'7")**  
Fitted kitchen with a range of wall and base units. Double glazed window to rear. Double glazed door to garden. Roll top working surfaces incorporating a sink and drainer. Space and plumbing for washing machine. Space for oven. Wall mounted combi boiler. Part tiled walls.

### Landing

Double glazed window to side aspect. Loft access. Airing cupboard.

### Bedroom One

**4.82 x 2.98 (15'9" x 9'9")**  
Two double glazed windows to front. Radiator. Storage cupboard over the stairs.

### Bedroom Two

**3.70 x 2.98 (12'1" x 9'9")**  
Double glazed window to rear. Radiator. Storage cupboard.

### Bathroom

Double glazed frosted window to rear. Panel enclosed bath with electric shower over. Part tiled walls. Radiator. Low level flush WC. Single pedestal wash hand basin.

### Garden

Fence enclosed. Laid to lawn and paved area. Brick built shed and further storage room. Gate for side access.





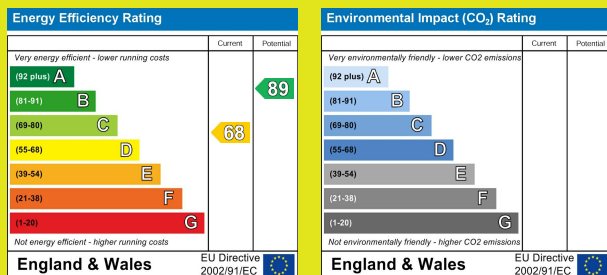


## Floor Plan Ringmer Road

### Ringmer Road



Approximate Gross Internal Area (Excluding Store) = 72.14 sq m / 776.50 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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