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## Description

We are delighted to offer to the market this beautifully presented, three bedroom semi-detached house, situated on a prominent corner plot in the heart of the popular Tarring district close to the local shopping facilities.

This property benefits from a west facing rear garden, two generously sized reception rooms, and a spacious extended kitchen/family room with a convenient downstairs WC. It also features a modern fitted kitchen and a bathroom.

## Key Features

- Semi- Detached Family Home
- Two Reception Rooms
- Downstairs WC
- Heart of Tarring
- No Chain
- Three Double Bedrooms
- Extended Kitchen/Family Room
- West Facing Rear Garden
- Council Tax Band D



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Glazed front door to:

### Hallway

With natural stripped wood flooring, radiator, under stairs storage cupboards and wall mounted central heating thermostat.

### Lounge

**4.50 x 3.85 (14'9" x 12'7")**  
Fireplace with fitted solid fuel burner, tiled hearth and wooden mantel, dual aspect double glazed windows, bay window to front, stripped wood flooring, radiator, coving and picture rail.

### Dining Room

**3.55 x 3.38 (11'7" x 11'1")**  
Wood effect flooring, radiator, double glazed window with southerly aspect, coving and picture rail.

### Utility Cupboard

With space and plumbing for washing machine and tumble dryer, worktop area, power points, shelving and wall mounted boiler.

### Kitchen/Family Room (L Shaped)

**5.81 (max) x 5.15 (max) (19'0" (max) x 16'10" (max))**  
A range of white fronted base units with real wood worktops incorporating a black mixer tap with flexi hose, space and

plumbing for dishwasher, Rangemaster cooker with five gas burners and Rangemaster style oven, space for fridge/freezer, natural wood breakfast bar area, wood effect flooring, double glazed window with southerly aspect, downlighters, vertically mounted contemporary style radiator, double glazed double opening French doors to rear garden and further glazed door to an outer lobby area with double glazed window and door to side, and door to WC.

### Downstairs WC

Low flush WC, tiled splashback walls, basin with mixer tap, shelving and frosted double glazed window.

Stairs to:

### First Floor Landing

With loft hatch, fitted storage cupboard and picture rail.

### Bedroom One

**5.19 x 4.49 (17'0" x 14'8")**  
Dual aspect double glazed window, wooden fire surround, radiator, picture rail and eaves storage cupboard

### Bedroom Two

**3.69 x 3.55 (12'1" x 11'7")**  
South facing double glazed window, period style fireplace, picture rail and radiator.



**Bedroom Three**

**3.20 x 3.12 (10'5" x 10'2")**

Double glazed window, picture rail and radiator.

**Bathroom**

Panel enclosed bath, period style mixer tap with fitted over bath shower with separate attachment and rainfall head, glass shower screen, basin set in vanity unit with mixer tap, low flush WC, part tiled walls, tiled floor, frosted double glazed window, heated towel rail and storage cupboard.

**Westerly Aspect Rear Garden**

Two flagstone style patio areas, side return with tap and timber built shed, lawn areas and gate for rear access and bins.

(In the past, the property featured a rear garage, which could be reinstated subject to the necessary permissions)

**Front Garden**

Well maintained flowerbeds with mature trees and shrubs, including a palm tree.

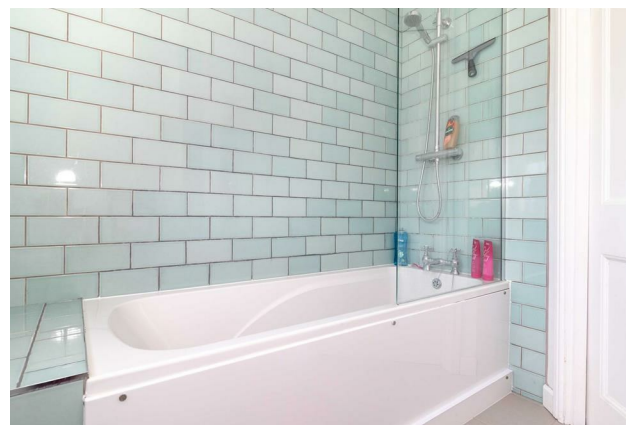


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Floor Plan South Street



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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