

Robert  
Luff & Co

Terringes Avenue, Worthing

Freehold - Offers In Excess Of £400,000



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TBC





## Key Features

- Extended semi-detached family home
- Sought-after Tarring village location
- Three/four bedrooms
- Spacious kitchen/dining room with additional living area
- Conservatory overlooking south-facing garden
- Off-road parking
- Landscaped, enclosed rear garden
- Close to schools, amenities, and mainline station
- Council Tax Band C | EPC Rating TBC

We are delighted to offer this beautifully extended semi-detached family home, ideally situated within the highly sought-after Tarring village catchment area, close to excellent local schools, shops, parks, traditional pubs, and the mainline railway station.

This well-presented home offers spacious and versatile accommodation throughout. Upon entering, you are welcomed by a bright entrance hall, with access to a ground floor double bedroom, ideal for guests, multi-generational living, or a home office.

To the rear of the property, the home opens into a superb kitchen/dining space, perfect for modern family living and entertaining. The extension creates an additional living area which flows seamlessly into a south-facing conservatory overlooking the garden.

Upstairs, the extension enhances the master bedroom, providing a generous principal suite. There are two further well-proportioned bedrooms and a contemporary family bathroom completing the first floor.

Externally, the property benefits from ample off-road parking to the front and a beautifully landscaped, enclosed south-facing rear garden, ideal for enjoying the sun throughout the day.



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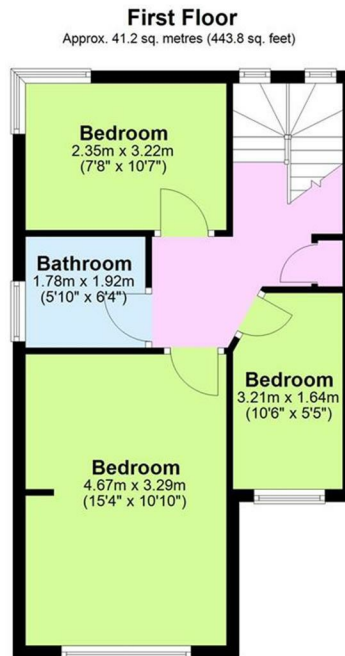


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# Floor Plan Terringes Avenue



Total area: approx. 95.5 sq. metres (1028.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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