



Ringmer Road, Worthing, BN13

Offers Over **£360,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: B

- Extended Mid Terrace House
- Three Bedrooms
- West Facing Lounge
- Separate Dining Room
- Fitted Kitchen
- West Facing Rear Garden
- Off Road Parking
- Situated Close To Local Primary & Secondary Schools
- Bus Routes Nearby
- Shopping Facilities Just A Short Walk Away

We are delighted to offer to the market this extended mid terrace family home. The property offers three well proportioned bedrooms, two reception rooms, a fitted kitchen and a family bathroom. Further benefits include a generous west facing rear garden and off-road parking. Ideally situated close to a range of local primary and secondary schools, the property is also conveniently located for nearby amenities and transport links.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to the first reception room, currently arranged as a dining room. From here, there is access to a useful understairs storage cupboard and a door leading into the kitchen. The kitchen is fitted with a range of wall and base units, incorporating a built in oven, electric hob, sink with drainer, and spaces for additional appliances. A door leads through to the second reception room, currently used as the living room, which enjoys a dual aspect, creating a bright and airy space, with sliding patio doors opening onto the west facing rear garden. On the first floor, there are three well proportioned bedrooms and the family bathroom. The bathroom is fitted with a paneled bath with shower over, wash hand basin and WC.

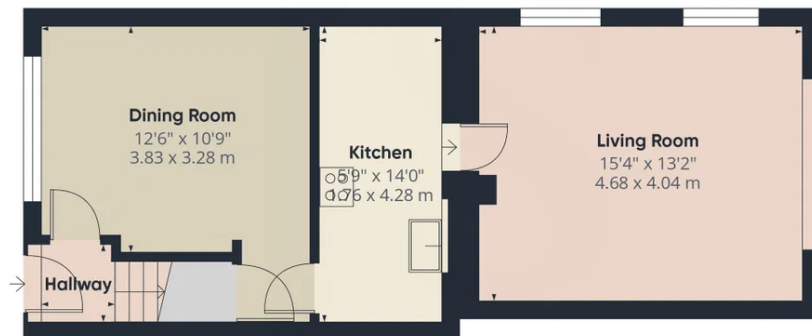
EXTERNAL

To the front of the property there is a shared driveway providing access to off road parking, together with a lawned frontage bordered by well established hedges, creating an attractive and private outlook. A side gate provides access to the rear garden. The generous west facing rear garden is predominantly laid to lawn and features a decked seating area, ideal for outdoor entertaining, together with two timber sheds positioned at the rear.

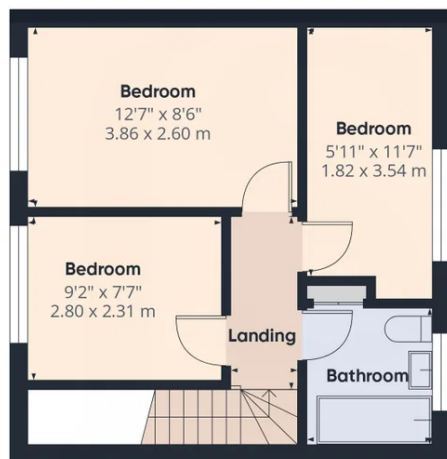
SITUATED

Situated in the highly sought-after area of Tarring, the property enjoys a convenient location close to the amenities of Tarring Village, which offers a selection of independent shops, pubs, cafés and restaurants. Well-regarded local schools, including Thomas A'Becket School and Durrington High School, are both within easy reach. Durrington-on-Sea railway station is approximately 0.9 miles away, providing mainline services to Brighton and London Victoria. The A27 is just a short drive away, offering excellent road links, while regular bus services operate nearby along Littlehampton Road.





Ground Floor



Floor 1

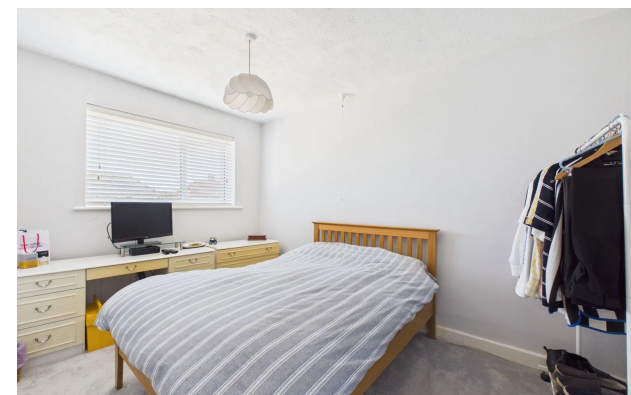


Approximate total area^m
779 ft²
72.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.