



194 Ringmer Road, Worthing, BN13 1EB  
Guide Price £365,000

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A three bedroom semi detached family home in this popular Tarring location. Briefly the accommodation comprises: entrance hall, living room, kitchen/dining room, landing, three bedrooms and bathroom/wc. Externally there are well maintained front and rear gardens. **VENDOR SUITED TO CHAIN FREE PROPERTY.**

Conveniently located with access to the A27 and A24 within a five minute drive. Local shops and a park can be found nearby. The nearest mainline railway station is Durrington on Sea which is approximately one mile away, and popular local bus services run nearby along Littlehampton Road.

- Semi Detached Family Home
- Three Bedroom
- Kitchen/Dining Room
- Seperate Living Room
- Maintained Front and Rear Gardens
- Close to Local Shops, Schools and Ammenities





### Entrance Hall

Double glazed white UPVC front door. Radiator. Under stairs storage cupboard.

### Living Room

Double glazed bay window to front. Radiator. Opening to:

### Kitchen/Dining Room

Roll edge worksurface having inset one and a half bowl composite sink with Swan neck mixer tap and draining board. Space for freestanding cooker. Space and plumbing for washing machine. Space for tall fridge freezer. Matching range of cupboards and eyelevel wall units. Glazed door to rear garden. Further double glazed door to rear garden. Radiator.

Stairs from entrance hall to:

### Landing

Recessed storage cupboard. Double glazed window. Central heating thermostat.

### Bedroom One

Double glazed bay window. Radiator.

### Bedroom Two

Double glazed window overlooking rear garden. Radiator.

### Bedroom Three

Double glazed window overlooking rear garden. Radiator. Picture rail.

### Bathroom/wc

White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close coupled WC. Ladder style towel radiator. Double glazed window.

### Outside

#### Rear Garden

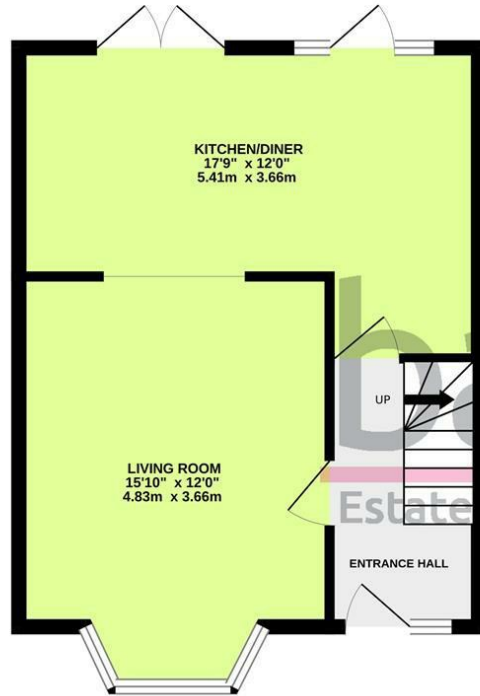
Area of hard stand and paving for patio area. The rest being laid to lawn. 6ft fence surround. Borders of small trees and bushes surround. Access to front. Side gate.

#### Front Garden

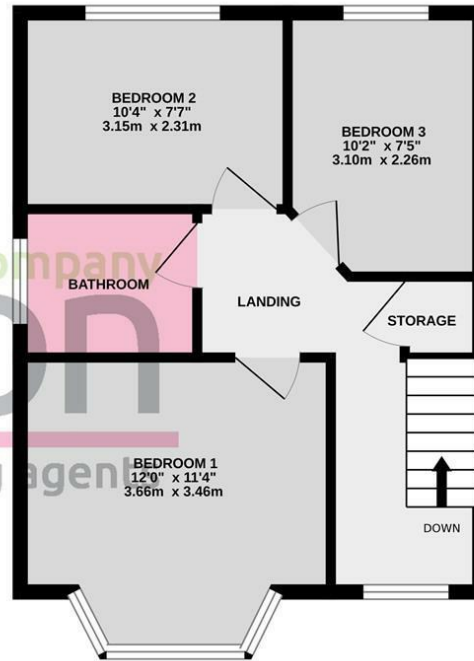
Formal wall to front. Borders of small trees and bushes.



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>68</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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



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