JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



52 Ringmer Road

Tarring, Worthing, BN13 1DT

Guide price £500,000

Freehold Council Tax Band C

4 | 2 | 2 | C

A most impressive four-bedroom extended semi-detached family home, situated in Ringmer Road and presented in excellent decorative order throughout. The property boasts generous living space, a particularly well-appointed rear garden and off-road parking for several vehicles.

In brief, the accommodation comprises a double-glazed front door opening into a spacious entrance hall, a lounge/diner with a feature log-burning stove and a separate bay-fronted dining room. The modern fitted kitchen/breakfast room has a range of integrated appliances and leads through to a utility area and ground-floor WC.

To the first floor are four good-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A modern family bathroom serves the three remaining bedrooms. A paddle staircase leads to a useful boarded loft room.

The rear garden is a particular feature of this home, with a covered patio adjoining the house, providing a sheltered seating and drying area. There is also a timber shed, a garden room with an additional sheltered area, and a separate cabin with power and lighting, ideal for use as a home office. To the front, the property is arranged to provide off-road parking for several vehicles. Other benefits include gas central heating and double glazing.

Local shops can be found nearby at Strand Parade, catering for everyday needs. Durrington-on-Sea mainline railway station is within easy reach, and regular buses serve the area.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this family home. Please contact the vendor's sole agents, James & James, to arrange your private viewing.

Composite front door with casement windows

Entrance hall
9'5 x 6'2 (2.87m x 1.88m)

Lounge/diner with log burning stove
22'2 x 11'5 (6.76m x 3.48m)

Modern fitted kitchen/breakfast room
11'8 x 8'10 (3.56m x 2.69m)













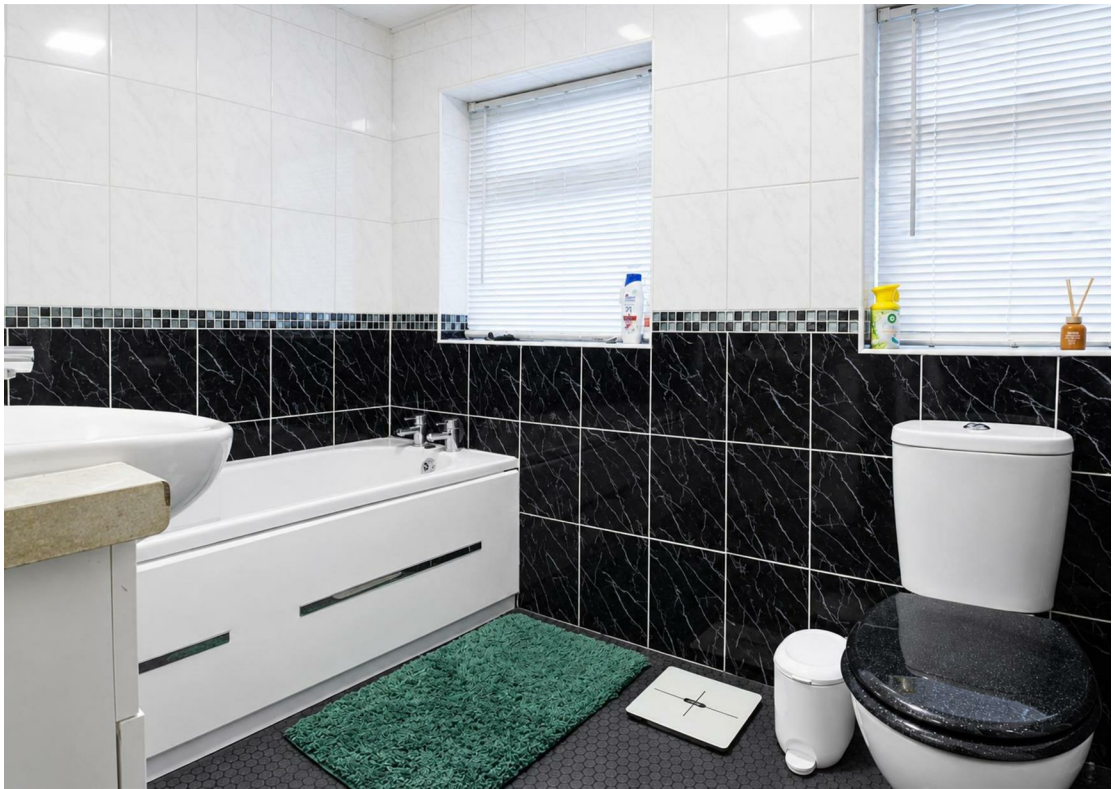












Utility area
5'5 x 5'9 (1.65m x 1.75m)

Ground floor w/c

Bay fronted dining room
13'5 x 10'3 (4.09m x 3.12m)

Stairs to first floor landing

Bedroom one
11'2 x 12'9 (3.40m x 3.89m)

En-suite shower room

Bedroom two
11'6 x 11'6 (3.51m x 3.51m)

Bedroom Three
12'7 x 9'8 (3.84m x 2.95m)

Bedroom Four
9'8 x 7'9 (2.95m x 2.36m)

Modern fitted family bathroom
8'2 x 5'5 (2.49m x 1.65m)

Ample off road parking

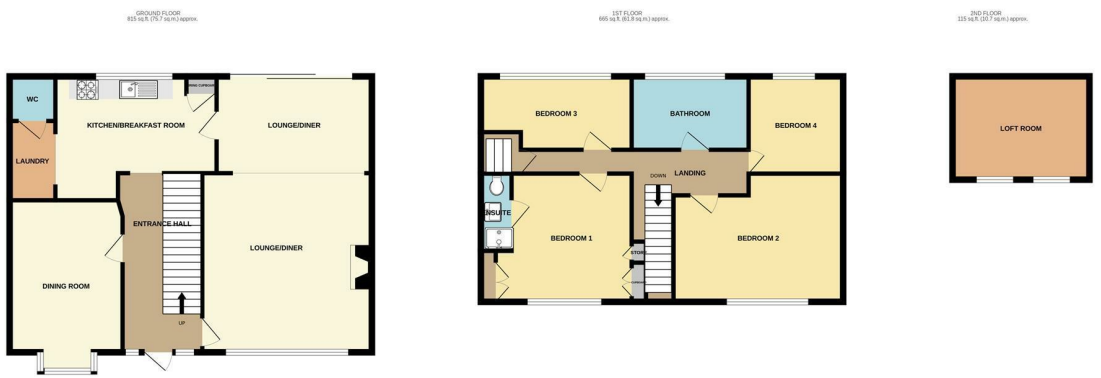
Feature rear garden

Large covered area

Timber shed

Home office arranged in two sections
12'0 x 7'2 and 7'4 x 7'5 (3.66m x 2.18m and 2.24m x 2.26m)

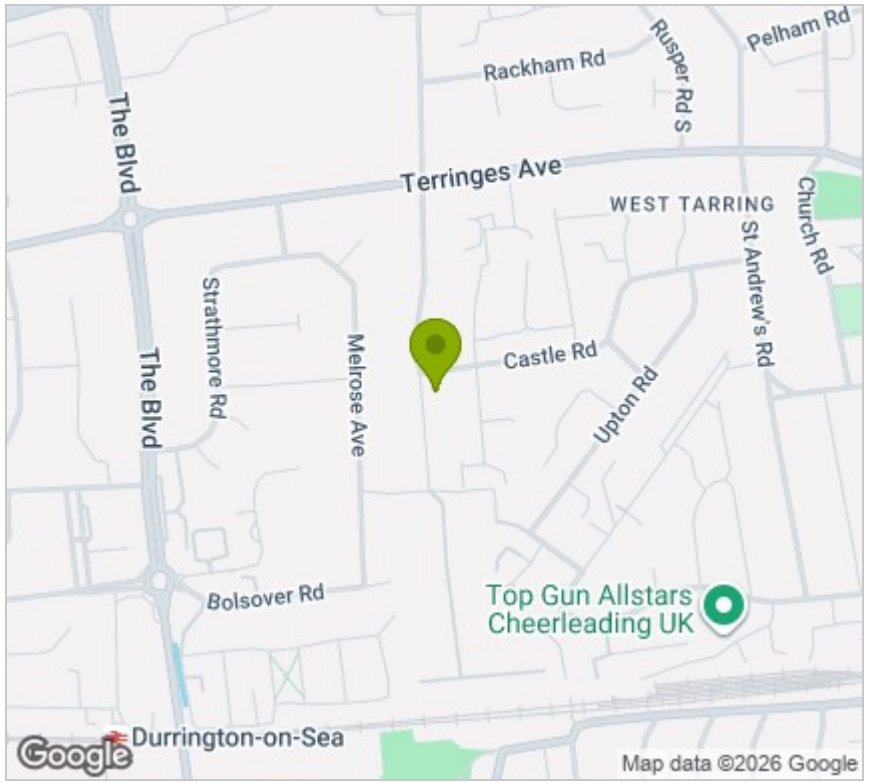
Floor Plan



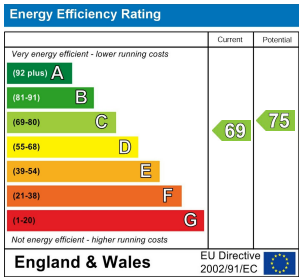
TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

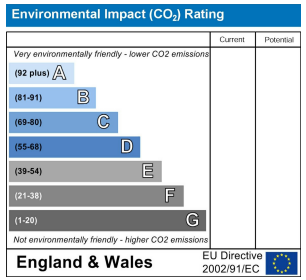
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.