



4



2



1





## Description

We are delighted to offer to the market this well presented and extended detached family home, ideally situated in this favoured Tarring location, with local schools, shops, parks, bus routes, and the mainline station all nearby.

Accommodation comprises an entrance hall, a ground floor WC, and a living room featuring an attractive fireplace and media wall. To the rear, there is an open plan kitchen/family/living room with bi-folding doors that open out onto the rear garden. Upstairs offers four double bedrooms and a modern family bathroom. Additional benefits include ample off-road parking to the front, an integral garage, a large rear garden, and a feature log cabin, ideal for use as a home office, gym, or studio.



## Key Features

- Detached Family Home
- Open Plan Kitchen/Family/Living Space
- Ground Floor WC
- Log Cabin
- Off Road Parking
- Four Double Bedrooms
- Bi-Folding Doors To Large Rear Garden
- Modern Kitchen & Bathroom
- Garage
- Council Tax Band E



robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)

Robert  
Luff & Co



Composite front door with double glazed frosted inserts leading into:

#### **Entrance Porch**

Feature double glazed porthole style window to front, storage area, hanging space, part glazed door leading into:

#### **Entrance Hall**

Radiator, stairs leading to first floor landing, wall mounted thermostat, built in cupboard with hanging space and shelving, skimmed ceiling, door into:

#### **Ground Floor WC**

Frosted feature window to front aspect, tiled floor, low level flush WC, wall mounted wash hand basin inset to vanity unit, further mirrored vanity unit above, extractor fan, fully tiled walls and skimmed ceiling.

#### **Living Room**

**5.28 x 3.66 (17'3" x 12'0")**

Double glazed window to front, radiator, TV point, telephone point, feature fireplace with wall hung glass fire, decorative wall lights and skimmed ceiling.

#### **Open Plan**

**Kitchen/Family/Living Space**  
**8.37 x 3.50 (27'5" x 11'5")**

Two double glazed windows to rear overlooking the rear garden, double glazed frosted door leading out to the side access, one and half bowl stainless steel sink unit inset to roll top work surfaces with chrome mixer tap and drainer, matching range of high gloss wall and base

units with built-in double oven, four ring hob and stainless steel extractor above, integrated dishwasher, space and plumbing for American style fridge/freezer and washing machine, integrated wine cooler, feature glass splashback, extended breakfast bar with space for four stools.

The dining area offers enough space for an eight seater formal dining room table and chairs, radiator with decorative cover and feature bi-folds opening up and leading out onto the rear garden, and skimmed ceiling with spotlights, there is under floor heating in both the kitchen and dining areas which is individually controlled.

Stairs leading up to:

#### **First Floor Landing**

Double glazed frosted window to side aspect, radiator, loft hatch, and wall mounted thermostat for underfloor heating in the bathroom.

#### **Bedroom One**

**4.64 x 3.67 (15'2" x 12'0")**

Double glazed window to front aspect, radiator, TV point, telephone point, range of Walnut fitted furniture including dressing table with sets of drawers, wardrobes with mirror fronted doors providing hanging space and shelving, bedside tables with headboard, and skimmed ceiling.

#### **Bedroom Two**

**4.59 x 3.41 (15'0" x 11'2")**

Two double glazed windows to front



aspect, radiator, TV point, telephone point, space for wardrobes and furniture, and skimmed ceiling.

### **Bedroom Three**

**4.11 x 2.78 (13'5" x 9'1")**

Double glazed window to rear overlooking the garden, radiator, space for wardrobes, and skimmed ceiling.

### **Bedroom Four**

**3.50 x 2.29 (11'5" x 7'6")**

Double glazed window to rear overlooking the garden, radiator, TV point, telephone point, a double bedroom that is currently set up as a home office with built in study desk area, skimmed ceiling, and spotlights.

### **Modern Refitted Family Bathroom**

Two double glazed frosted windows to rear, panelled enclosed bath with designer chrome central mixer tap and shower attachment, walk-in corner shower enclosure with mains shower and floating head, low level flush WC, wall mounted wash hand basin with matching chrome designer mixer tap, tiled floor, part tiled walls, skimmed ceiling and spotlights, under floor heating.

### **Rear Garden**

A particular feature of this wonderful family home is the beautifully arranged rear garden. To one side, there is a patio and

storage area complete with power points, an outside water tap, and a gate providing side access. The garden itself is mainly laid to lawn with attractive flower and shrub borders, along with a shingled seating area. At the rear, a step leads onto a composite decking entertainment area with built-in lighting, space for table and chairs, and double doors leading into a wonderful log cabin.

### **Log Cabin**

Double doors open into the log cabin, which features oak effect flooring and two double glazed windows to the front. Currently used as an entertainment room with a pool table, dartboard, and poker table, this space offers versatile usage and could be adapted to an ideal home office, gym or studio.

### **Front Garden**

Attractively laid to hardstanding block paved patio providing off-road parking for several vehicles with an attractive slate finished border, and door leading into garage.

### **Garage**

Up and over door with power and light.







robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co



## Floor Plan The Boulevard

### The Boulevard



Outbuilding  
Approximate Floor Area  
307.63 sq ft  
(28.58 sq m)

Ground Floor  
Approximate Floor Area  
853.57 sq ft  
(79.30 sq m)

First Floor  
Approximate Floor Area  
800.08 sq ft  
(74.33 sq m)



Approximate Gross Internal Area (Excluding Garage) = 153.63 sq m / 1653.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR  
01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co