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Description

We are delighted to offer this charming and character filled Mock Tudor style detached family home, set within an impressive plot of over 1000 sqm in this highly favoured Tarring location. Offering generous and beautifully presented accommodation throughout, the property features five double bedrooms, three reception rooms, two family bathrooms with underfloor heating, and a stunning open plan kitchen/breakfast/dining space. The home is approached via large double gates leading to ample off road parking and an integral garage, while to the rear is a substantial mature landscaped garden with raised decking and a delightful secret garden area. Ideally positioned close to well regarded schools, local amenities, parks, transport links and the mainline railway station, with convenient access to both the A27 and A24, this is a rare opportunity to acquire a distinguished family residence in one of Worthing's most desirable districts.

Key Features

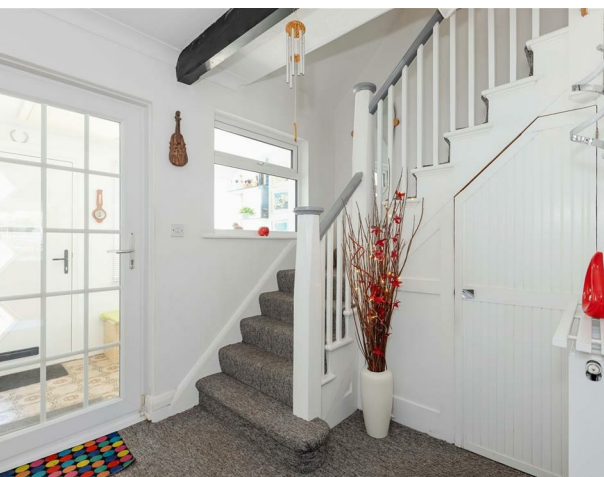
- Substantial Mock Tudor style detached family residence
- Impressive plot extending to over 1000 sqm
- Five well proportioned double bedrooms
- Three versatile reception rooms including formal dining room
- Open plan kitchen/breakfast/dining space with marble worktops and integrated appliances
- Two contemporary family bathrooms with underfloor heating
- Beautifully maintained mature landscaped rear garden with raised decking and secret garden
- Gated driveway providing ample off road parking
- Integral garage with internal access
- Council Tax Band F | EPC Rating D



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Accommodation

The property is approached via impressive double gates opening onto a generous private driveway providing ample off road parking and access to the integral garage. The attractive façade displays classic Tudor Revival detailing including decorative timber framing and leaded light windows, creating immediate kerb appeal in this sought after residential setting.

An entrance porch leads into a welcoming entrance hall, giving access to the principal ground floor accommodation. The living room is both spacious and inviting, centred around an attractive fireplace and ideal for relaxed family living. A separate formal dining room provides an elegant setting for entertaining, while a ground floor WC adds everyday convenience.

To the rear of the property, the exceptional open plan kitchen breakfast dining space forms the true heart of the home. Designed

with both style and practicality in mind, the kitchen features marble worktops, granite sinks and premium integrated appliances, complemented by ample cabinetry and preparation space. This beautifully appointed room enjoys a pleasant outlook over the rear garden and provides direct internal access to the integral garage, enhancing functionality for modern family life.

To the first floor, five well proportioned double bedrooms offer flexibility for growing families, guests or home working. The two contemporary family bathrooms are finished to a high standard, one with a walk in shower and the other with a bath, both benefitting from the added comfort of underfloor heating.

Occupying a generous plot extending to over 1000 sqm, the rear garden is a particular feature of the home. Beautifully maintained and thoughtfully landscaped, it offers mature

trees, established shrubs and flowering borders, creating a private and tranquil setting. A raised decked area provides the perfect space for outdoor dining and entertaining, while at the far end of the garden a cleverly designed parcel of land has been separated to create an enchanting secret garden, offering a peaceful retreat within the grounds.

Location

Situated in one of Tarring's most sought after residential settings, this property enjoys an enviable position within easy reach of a wide range of amenities. Well regarded primary and secondary schools are close by, together with local shops, cafés and everyday conveniences.

Worthing's mainline railway station provides direct links to London, Brighton and surrounding coastal towns, making the area particularly attractive for commuters. The property also benefits from

convenient access to both the A27 and A24, offering excellent road connections to nearby towns and cities.

Tarring itself is renowned for its charming village feel, historic character and strong sense of community, while Worthing town centre, the seafront and surrounding countryside are all easily accessible. This prime setting combines the appeal of a peaceful residential location with superb connectivity and lifestyle amenities.





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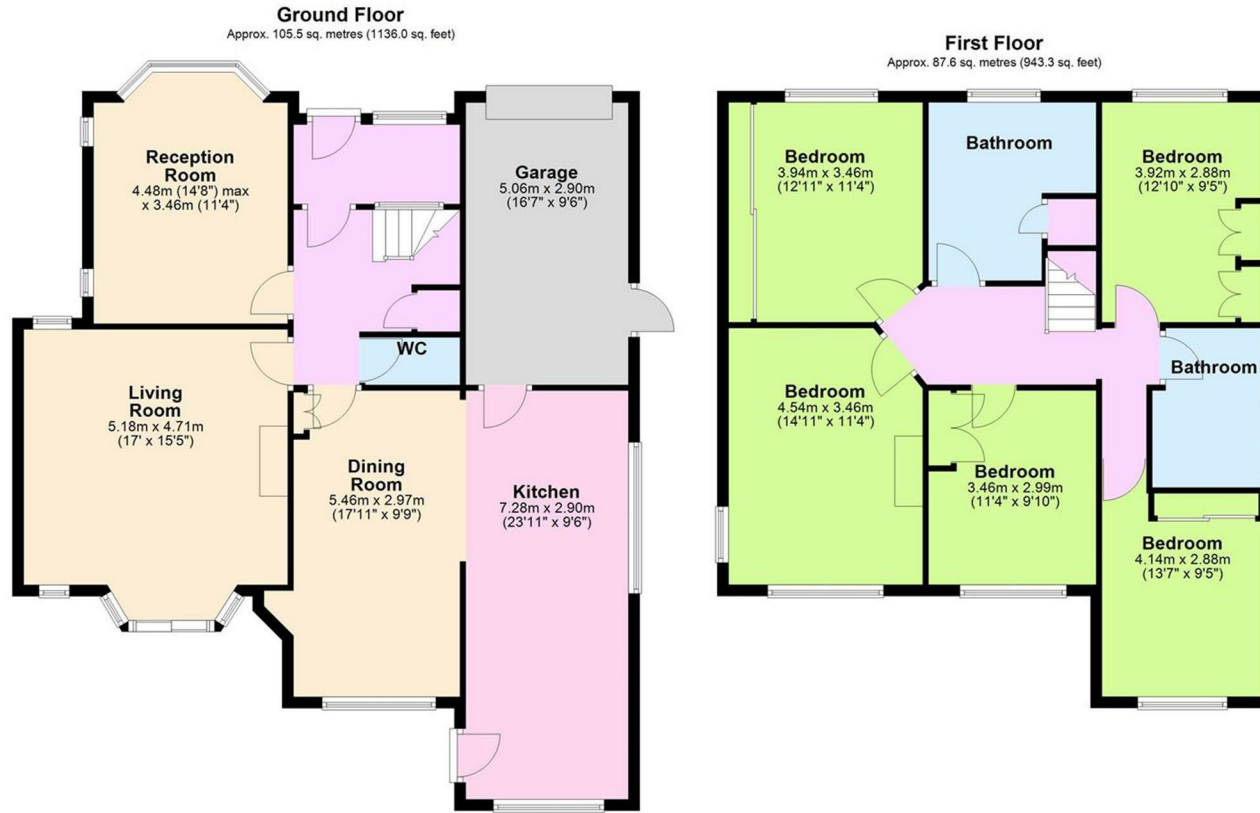


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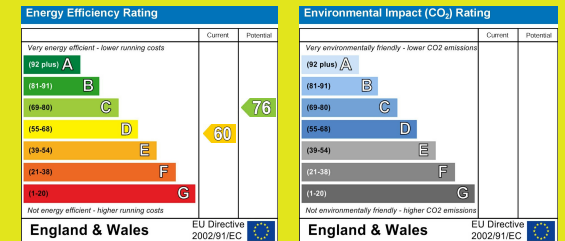
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Floor Plan Rectory Road



Total area: approx. 193.2 sq. metres (2079.4 sq. feet)



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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