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Description

Robert Luff & Co are delighted to offer to market this detached house ideally situated in this popular Tarring area close to local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, lounge/diner and a conservatory. Upstairs are three good size bedrooms and a family bathroom. Other benefits include a driveway to the front, garage and a low maintenance rear garden.

Key Features

- Detached House
- Driveway
- Desired Tarring Location
- EPC Rating - TBC
- Three Bedrooms
- Garage
- Freehold
- Council Tax Band - E





Entrance

Double glazed door leading into the entrance hall:

Hallway

Radiator, coving, radiator and a sliding door to the cloakroom/WC.

Cloakroom/WC

Frosted double glazed window, low flush wc, corner basin with mixer tap and a radiator.

Lounge/Dining Room

8.76m x 4.37m (28'9 x 14'4)

Spacious lounge diner, double glazed bay window with southerly aspect, three radiators, coving, TV point and a double glazed door leading to the conservatory:

Conservatory

3.38m x 3.05m (11'1 x 10')

Radiator, laid wood flooring, double glazed window and sliding door opening onto the rear garden.

Kitchen

4.90m x 2.54m (16'1 x 8'4)

Range of base and wall units, wood effect working surfaces incorporating a stainless steel sink with mixer tap, "Stoves" oven and electric hobs, space and plumbing for washing machine, space for under counter fridge, radiator, tiled flooring, tiled walls, double glazed window and double glazed door onto rear garden, space for a breakfast table, under stair storage and a wall mounted boiler.

First Floor Landing

Stairs leading to the first floor landing, loft hatch, double glazed window, radiator and an airing cupboard housing water cylinder and shelving.

Bedroom One

4.09m x 3.05m (13'5 x 10')

Radiator, double glazed window with southerly aspect, coving and a wardrobe with hanging and shelving.

Bedroom Two

2.95m x 3.05m (9'8 x 10')

Radiator, double glazed window and a cupboard with hanging and shelving.

Bedroom Three

Radiator, double glazed window and a cupboard with shelving.

Bathroom

Panel enclosed bath with mixer tap, fitted overbath shower with folding screen, low flush WC, pedestal basin mixer tap, radiator and a frosted double glazed window.

Rear Garden

Low maintenance rear garden, patio area, outside tap, pond and mature trees and shrubs. Side gate to driveway:

Front Garden

Block paved driveway to a single garage, mature trees and shrubs.

Garage

Single garage with up and over door.

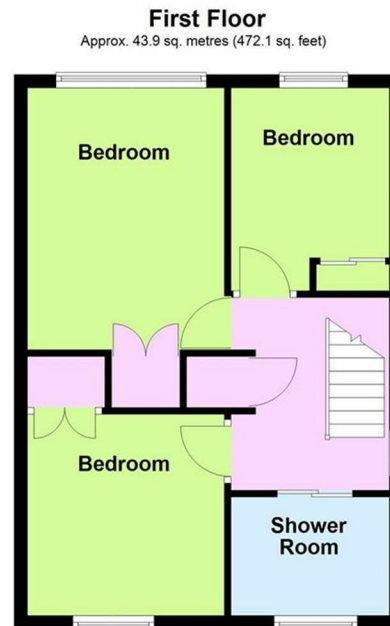
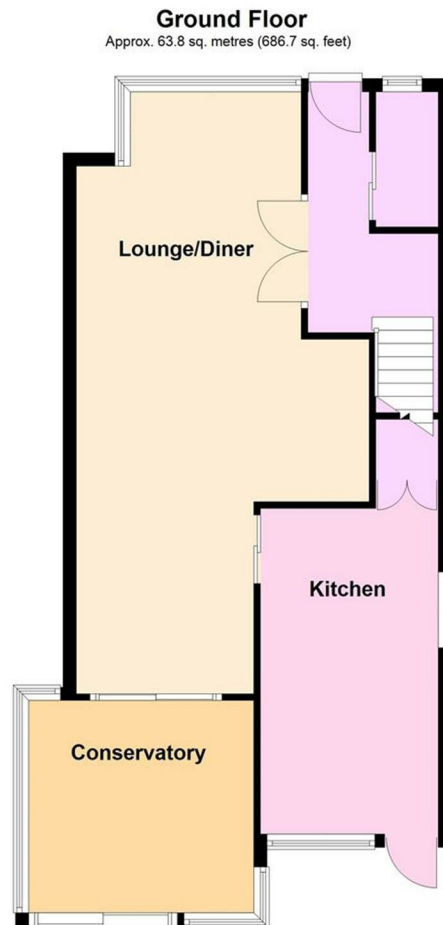


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Robert
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Floor Plan Rusper Road South



Total area: approx. 107.7 sq. metres (1158.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	70
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		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.

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