



3



2



1



D





We are delighted to offer this substantial detached family home, situated in the heart of Tarring close to local shops, parks, bus routes, and the mainline station. Offering spacious and versatile accommodation throughout, the property occupies a generous plot with excellent potential for modernisation and extension, subject to the necessary planning consents.

The property is approached via a long private driveway providing ample off-road parking and access to a detached garage and adjoining workshop. Internally, the accommodation is generously proportioned throughout and offers excellent versatility for family living.

The ground floor features a spacious dual aspect living room with plenty of natural light, alongside a separate formal dining room ideal for entertaining. The kitchen is centrally positioned and leads through to a conservatory overlooking the rear garden, creating an additional reception area with direct access outside. There is also a ground floor WC.

To the first floor are three well-proportioned double bedrooms, all offering comfortable accommodation, together with a family bathroom and separate WC.

Externally, the property benefits from a substantial enclosed rear garden enjoying a favourable westerly/northerly aspect, with further rear garden space adding to the overall sense of privacy and potential. While the property would benefit from updating and modernisation throughout, the generous plot size presents an exciting opportunity for enlargement or reconfiguration, subject to the necessary planning consents.

Situated within the highly sought-after Tarring area, the property is conveniently located close to a variety of local amenities including shops, parks, bus routes, and the mainline railway station, making it an ideal long-term family home opportunity.

## Key Features

- Substantial detached family home
- Highly sought-after Tarring location
- Close to shops, parks, bus routes, and mainline station
- Spacious dual aspect living room
- Separate formal dining room
- Kitchen with adjoining conservatory
- Three spacious double bedrooms
- Large enclosed rear garden with westerly/northerly aspect
- Long driveway, detached garage, and workshop
- Council Tax Band E | EPC Rating D



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co



[robertluff.co.uk](http://robertluff.co.uk)

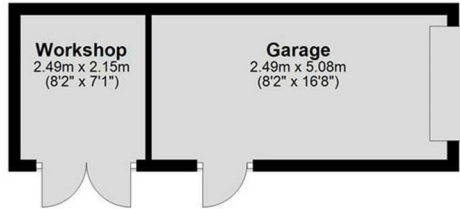
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co

# Floor Plan Ringmer Road

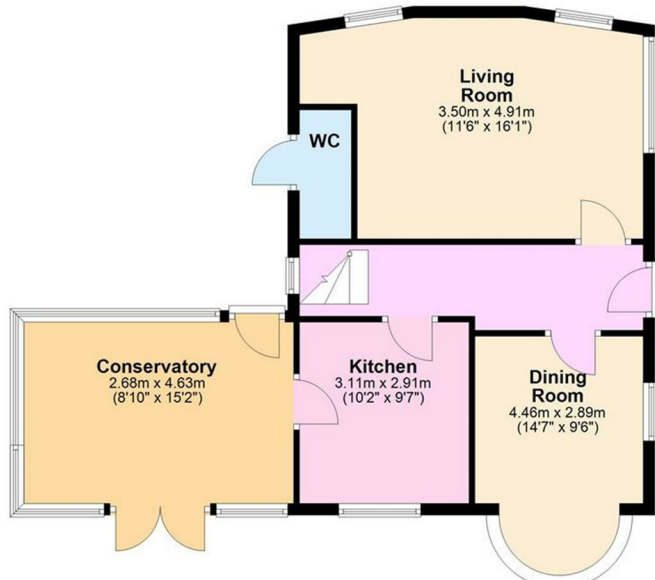
## Ground Floor

Approx. 18.2 sq. metres (196.2 sq. feet)



## Ground Floor

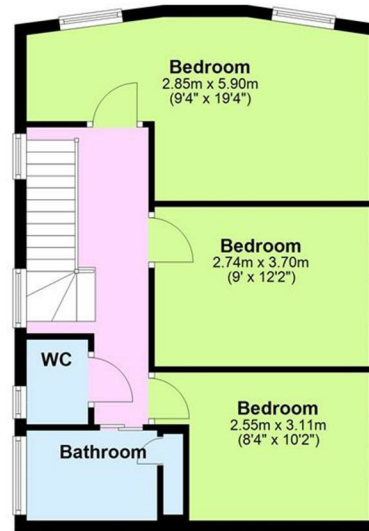
Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 117.5 sq. metres (1264.8 sq. feet)

## First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)  
(excluding Bedroom)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			EU Directive 2002/91/EC		
			England & Wales		
			England & Wales		

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

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co