JAMES&JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

16 Rusper Road South

Tarring, Worthing, BN13 1LG

Guide price £350,000

Freehold Council Tax Band C

2 1 1 D

Guide Price £350,000 - £375,000.

Offered for sale with NO ONWARD CHAIN is this charming two bedroom semi-detached bungalow situated in a popular residential area.

In brief the accommodation comprises double glazed front door into spacious entrance hall with two floor to ceiling storage cupboards and access to loft space via a pull down ladder. The lounge features a semi bay window and focal fireplace.

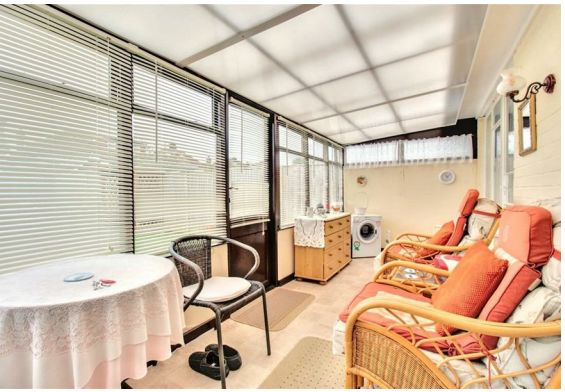
The master bedroom has a door onto the conservatory and fitted wardrobe, and the second bedroom is a nice size and is currently arranged as a dining room.

There is a modern fitted shower room and W.C, and the kitchen/breakfast room is double aspect with French doors onto the lean-to/conservatory, with two further doors giving access to the landscaped rear garden which is arranged predominantly to lawn with areas of patio with areas of decking, and there is also a timber summerhouse/workshop.

The front of the property has been landscaped for ease of maintenance, whilst the remainder provides ample off road parking for several vehicles which in turn leads to the garage wit up & over door.

Other benefits include gas central heating and offered for sale CHAIN FREE.

Located close to Tarring village, the property is ideally situated for local shops. Buses serve the area, and the nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities.



UPVC double glazed door into entrance hall
18'9 x 8'9 (5.72m x 2.67m)

Bay fronted lounge
17'9 x 11'0 (5.41m x 3.35m)

Kitchen/breakfast room
14'6 x 8'11 (4.42m x 2.72m)

Conservatory
18'0 x 7'3 (5.49m x 2.21m)

Bedroom one
13'8 x 11'2 (4.17m x 3.40m)

Bedroom two (currently arranged as a dining room)
11'11 x 10'6 (3.63m x 3.20m)

Family shower room & W.C.
8'10 x 5'9 (2.69m x 1.75m)

Front garden

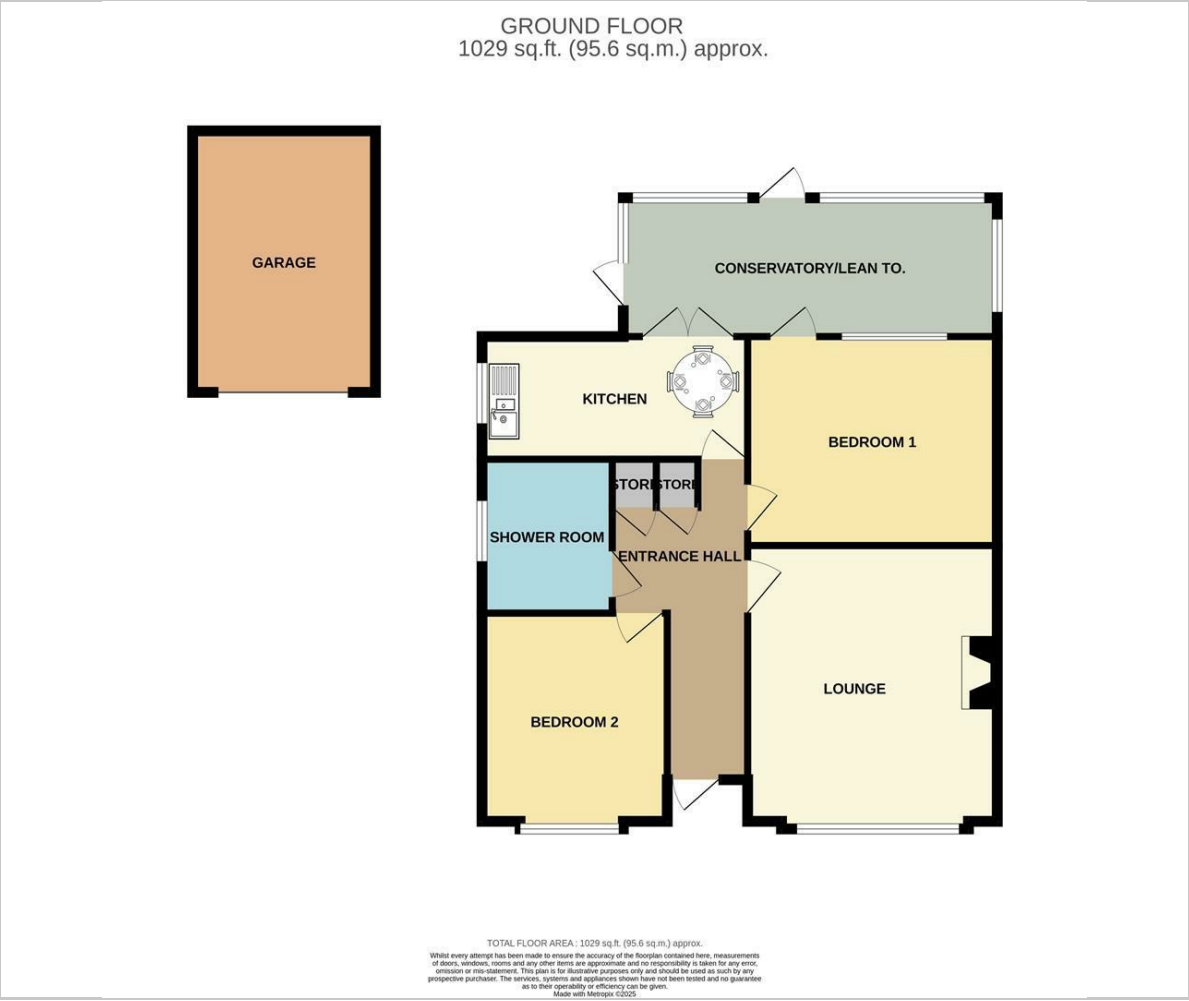
Ample off road parking

Garage
15'10 x 8'11 (4.83m x 2.72m)

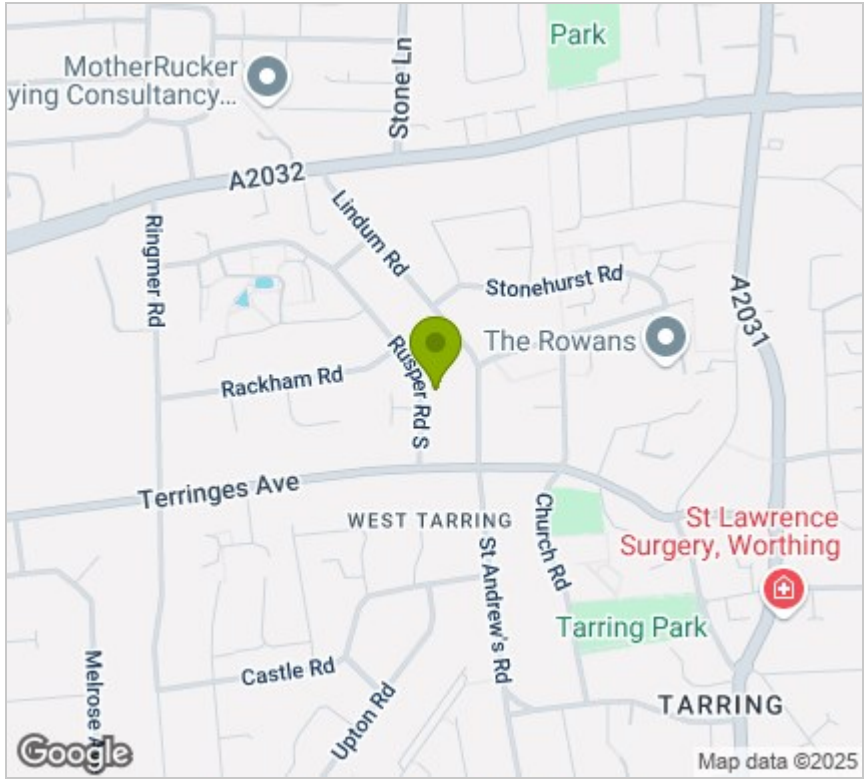
Feature rear garden

Timber summerhouse/workshop
10'1 x 7'1 (3.07m x 2.16m)

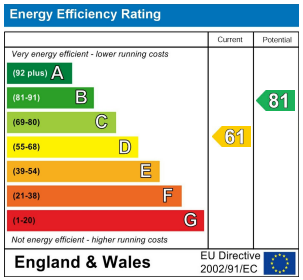
Floor Plan

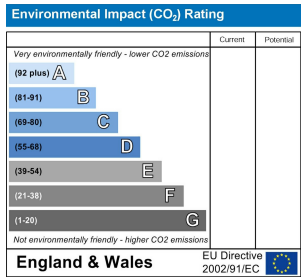


Area Map



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.

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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.

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