



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



192 Ringmer Road

Worthing, BN13 1EB

Guide price £425,000

Freehold Council Tax Band C



We are delighted to offer for sale this bay-fronted semi-detached family home, presented to an excellent standard throughout.

The property boasts a stylish modern kitchen/dining room with integrated appliances, a generous rear garden, and a well-maintained front garden with potential for off-road parking (subject to the necessary consents). This impressive home must be viewed to be fully appreciated.

There is a welcoming entrance hall, providing access to the lounge, kitchen/dining room and first-floor staircase. The modern kitchen/dining room is a real highlight, featuring sleek high-gloss units and a comprehensive range of integrated appliances including Bosch cooking facilities. There is ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. Double glazed doors open directly onto the rear garden, allowing plenty of natural light to flow through. The bay-fronted lounge offers a comfortable and relaxing living space, complete with a feature fireplace, perfect for unwinding at the end of the day.

The first-floor landing is of a good size and provides access to all bedrooms and the family bathroom. Bedroom one is bay-fronted and benefits from fitted wardrobes. Bedrooms two and three overlook the rear garden and offer flexible accommodation for family members, guests or home working. The family bathroom comprises a modern white suite, including a panelled bath with wall-mounted shower, and benefits from an obscured double glazed window for privacy.

To the front of the property is a well-kept garden, mainly laid to lawn with mature shrubs and a picket fence, offering potential to create off-road parking (subject to planning). The large rear garden is a particular feature, offering a private and enclosed space mainly laid to lawn with a patio terrace. To the rear of the garden is a useful cabin with power, ideal as a home office, gym or hobby room. A gate provides access to a shared driveway.

Entrance hall





Lounge
15'5 x 12'0 (4.70m x 3.66m)



Kitchen
17'9 x 11'10 (5.41m x 3.61m)

Stairs to first floor landing

Bedroom one
11'4 x 10'6 (3.45m x 3.20m)

Bedroom two
10'0 x 7'6 (3.05m x 2.29m)

Bedroom three
10'3 x 7'6 (3.12m x 2.29m)

Family bathroom

Front garden

Rear garden with cabin



Floor Plan



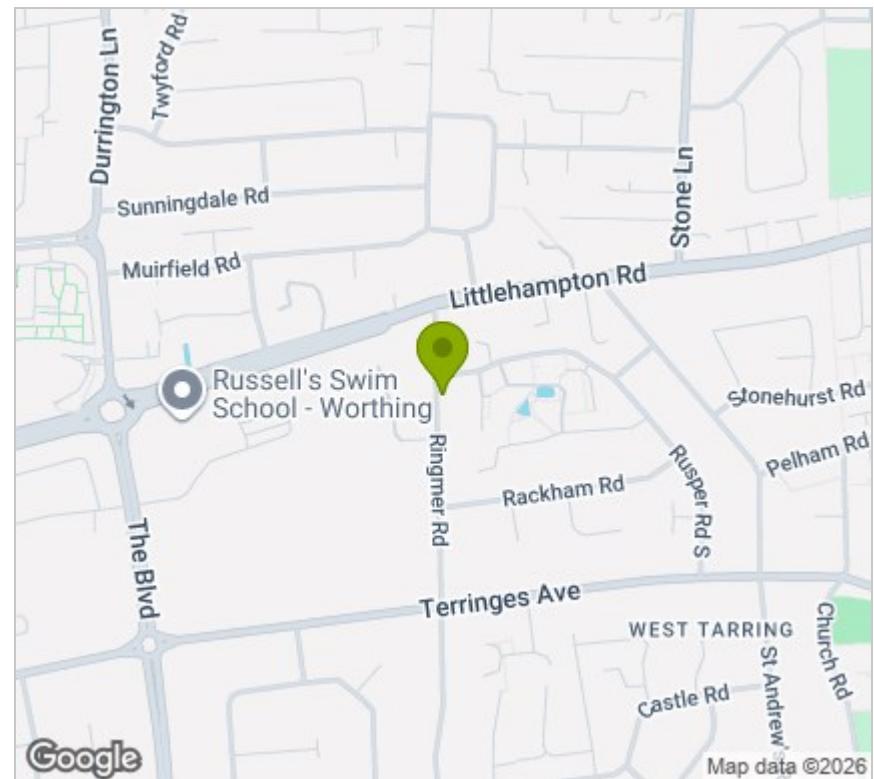
Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

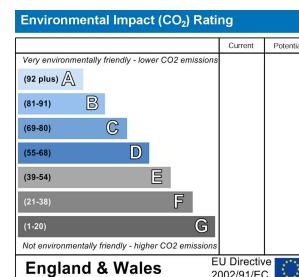
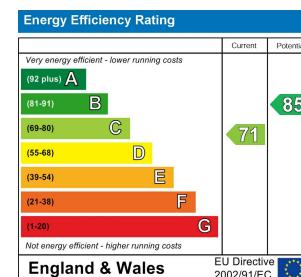
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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.

Area Map



Energy Efficiency Graph



www.jamesandjamesea.co.uk

Company No. 12642413