



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto: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



99 Ringmer Road

, Worthing, BN13 1DX

Guide price £375,000

Freehold Council Tax Band C



3



1



1



C

Guide Price £375,000 - £400,000

**\*\* NO ONWARD CHAIN \*\***

A superb three bedroom semi-detached house with feature West facing rear garden, off-road parking and garage situated in this popular Tarring location.

In brief, the accommodation comprises UPVC double glazed front door into entrance hall with under stairs storage, feature bay fronted lounge with focal fireplace and gas living flame fire, kitchen/diner with an extensive range of base level units and rolled edge work surface, and space/plumbing for appliances.

To the first floor is the landing with access to loft space, and three good sized bedrooms with bedroom one having a fitted wardrobes, and bedroom two having a pleasing outlook over the rear garden. There is also a modern family bathroom.

Externally, there is ample off road parking, a garage with up & over door and personal door to garden, and the feature West facing re garden.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

UPVC double glazed front door

Entrance hall  
6'8 x 9'5 (2.03m x 2.87m)





Feature bay fronted lounge with focal fireplace  
13'7 x 12'9 (4.14m x 3.89m)

Modern fitted kitchen/dining room  
12'9 x 19'6 (3.89m x 5.94m)

Stairs to first floor landing

Bedroom one  
12'5 x 10'7 (3.78m x 3.23m)

Bedroom two  
9' x 11'6 (2.74m x 3.51m)

Bedroom three  
8'9x7'7 (2.67mx2.31m)

Family bathroom

Front garden

Off road parking

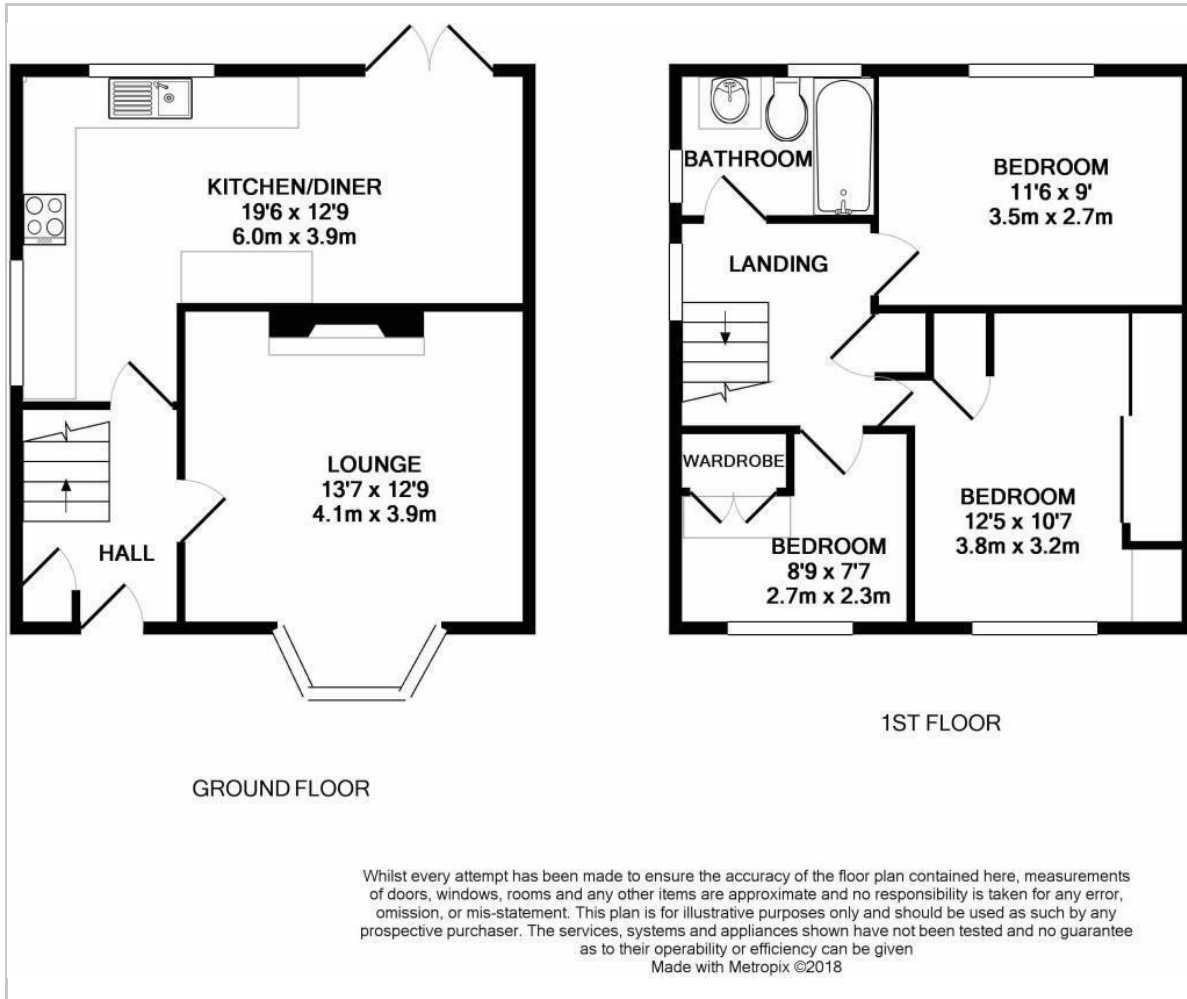
Garage

Outside store

Feature West facing rear garden



## Floor Plan



## Viewing

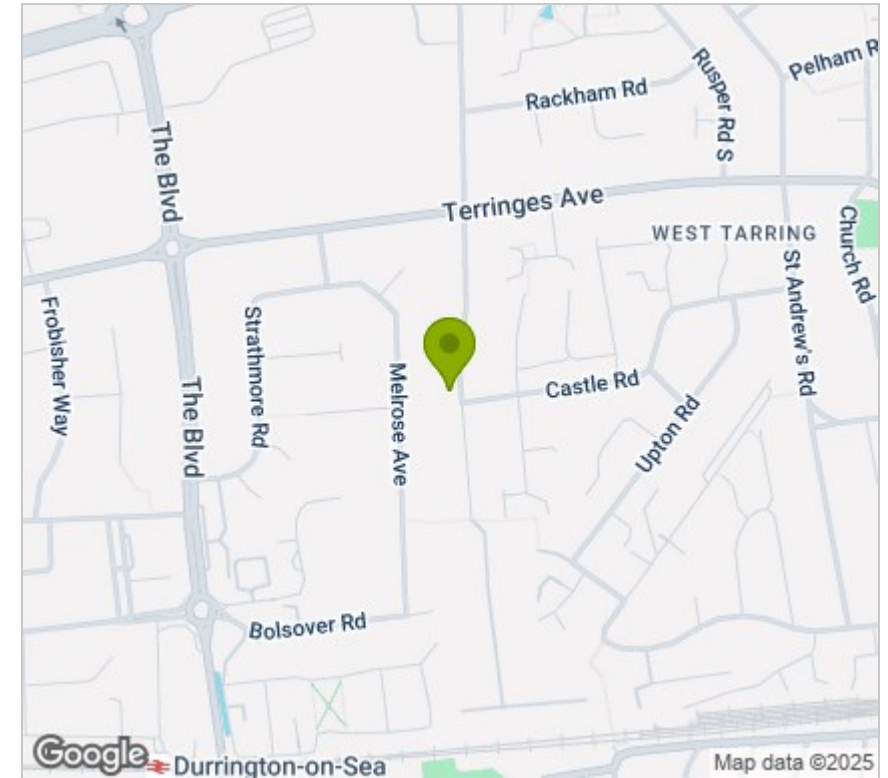
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

