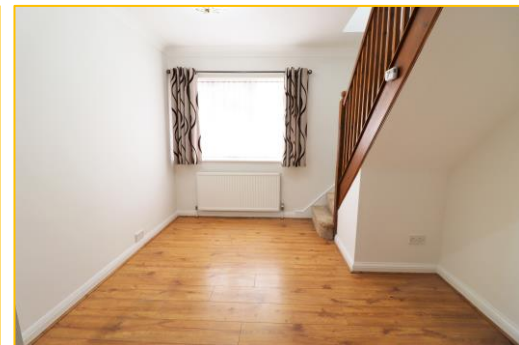




- DESIRABLE SOUTH FERRING LOCATION
- EXTENDED CHALET BUNGALOW
- FOUR RECEPTION ROOMS
- THREE BEDROOMS, TWO BATHROOMS
- OFF ROAD PARKING FOR SEVERAL CARS
- CHAIN FREE / RECENTLY REDECORATED



3 Chalet Gardens
Worthing BN12 5PD

£625,000

*****CHAIN FREE***** A fantastic opportunity to purchase this extended chalet style home situated in the highly desirable location of South Ferring within walking distance of Ferring sea front. This property has been recently redecorated and is presented in very good order. Accommodation is versatile and spacious and comprises of an entrance hall, 19ft6 South facing lounge, modern kitchen/breakfast room, Dining room and dining hall, 3 bedrooms and two bathrooms. Other benefits include gas fired central heating and double glazing throughout. There are also multiple telephone points throughout. Externally there is off road parking for several vehicles to the front leading to the garage. The rear garden comprises of a large paved patio and lawn area with mature shrub borders. Early viewings are essential to fully appreciate this superb home.

Conservatory 13' 2" x 8' 0" (4.01m x 2.44m)

Victorian style, brick base conservatory with double glazed, double opening doors to the front and additional double glazed windows to the side and front. Double panel radiator. Marble tiled flooring. Double glazed door to Entrance hall.

Entrance Hall

Double width fitted storage cupboard with double glazed window to the front. Single panel radiator. Airing Cupboard.

Lounge 19' 6" x 15' 10" (5.94m x 4.82m)

Double aspect room with double glazed windows to the front and side. Fireplace with brick and tile surround and timber mantle. Double panel radiator.

Kitchen 11' 5" x 10' 10" (3.48m x 3.30m)

Double glazed door and window to the side. Roll edge worktops with inset stainless steel single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards including a glass fronted display cabinet. Fitted double oven. Five ring gas hob with stainless steel extractor unit over. Space and plumbing for a washing machine. Dishwasher. Integrated fridge. Inset ceiling spotlights.

Dining Room 10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed, double opening doors to the rear garden. Double panel radiator.

Dining Hall 10' 4" x 9' 10" (3.15m x 2.99m)

Versatile space which could also be used as a study. Double glazed window to the side. Single panel radiator. Under stairs recess.

Bedroom 1 13' 6" x 13' 5" (4.11m x 4.09m)

Double glazed window to the rear. Triple fitted wardrobes with storage boxes over. Additional double, mirror fronted wardrobe. Single panel radiator.

Family Bathroom

Tiled room with double glazed window to the side. Panel enclosed bath with wall mounted shower unit over. Wash hand basin with vanity cupboard below. Double panel radiator.

Cloakroom

Double glazed window to the side. Low level WC. Wash hand basin.

First Floor Landing

Double glazed window to the side.

Bedroom 2 16' 6" x 13' 4" (5.03m x 4.06m)

Double glazed window and Velux style window to the sides. Eaves storage space. Triple fitted wardrobe. Double panel radiator.

Bedroom 3 16' 6" x 11' 5" (5.03m x 3.48m)

Double glazed window and Velux style window to the sides. Eaves storage space. Triple fitted wardrobe. Double panel radiator.

Shower Room 9' 7" x 7' 4" (2.92m x 2.23m)

Tiled room with double width walk in shower cubicle. Wash hand basin with vanity cupboard below. Low level WC. Bidet.

Garage

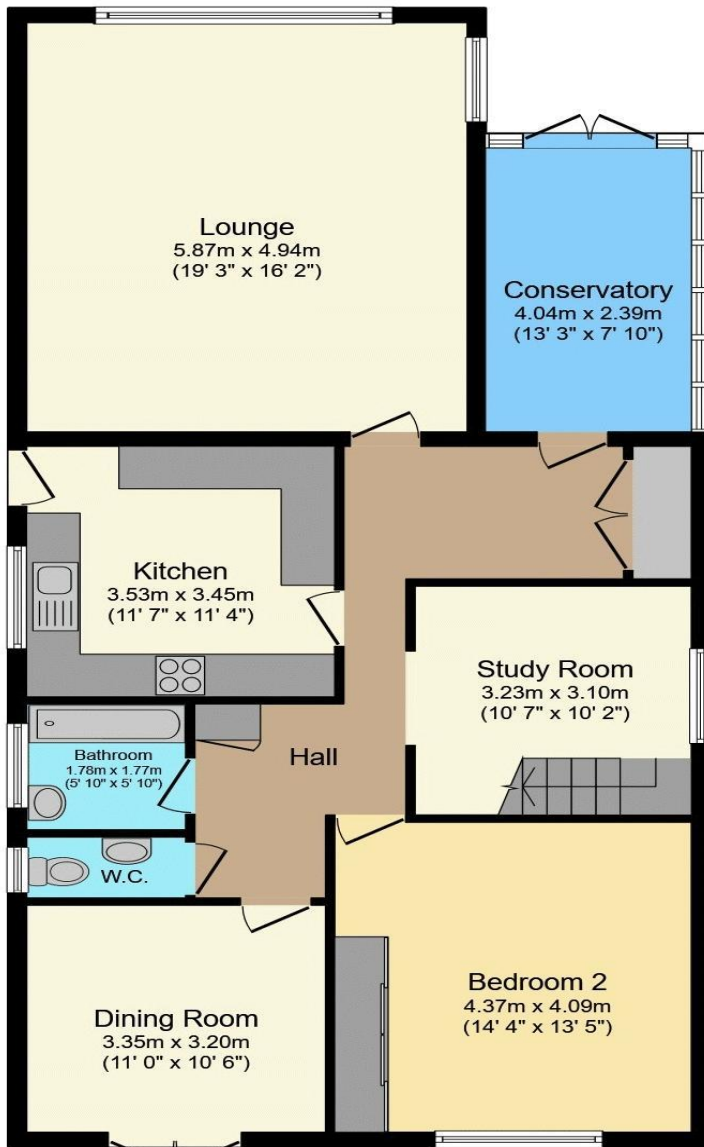
Electric up and over door with remote operation. New rear door giving access to the garden. Window to the rear.

Front garden

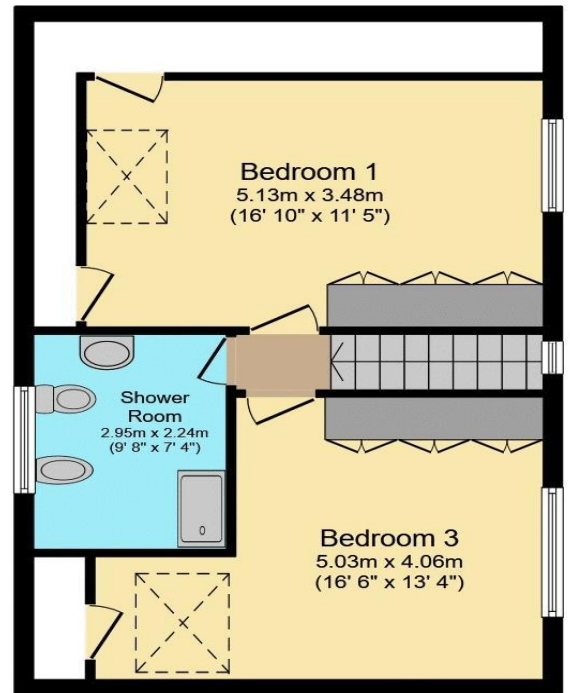
Driveway providing off road parking for several vehicles. Area of lawn. Electric point.

Rear Garden

Paved patio area. Raised area of lawn with shrub borders. Side access. 8' x 6' garden shed. Electric point.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		44	72
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

traditional values modern thinking