



- DESIRABLE SOUTH FERRING LOCATION
- EXTENDED CHALET BUNGALOW
- FOUR BEDROOMS, TWO BATHROOMS
- SOUTHERLY ASPECT REAR GARDEN
- GARAGE/BAR ROOM
- OFF ROAD PARKING FOR SEVERAL CARS



12 Somerset Road
 Worthing BN12 5QA

£750,000

A fantastic opportunity to purchase this extended family home situated in the highly desirable location of South Ferring within walking distance of Ferring sea front. Accommodation is versatile and spacious and comprises of an entrance hall, 19ft7 South facing lounge, modern kitchen/breakfast room, four bedrooms and two bathrooms. Other benefits include gas fired central heating and double glazing throughout. Externally there is off road parking for several vehicles to the front leading to the garage which is currently used as a bar and games room. The rear garden is of a Southerly aspect and comprises of a large paved patio and lawn area with mature trees and shrubs. Early viewings are essential to fully

Entrance Hall 16' 5" x 4' 4" (5.00m x 1.32m)

Entered through a double glazed front door. Double panel radiator.

Lounge 19' 7" x 15' 2" (5.96m x 4.62m)

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

Kitchen/Breakfast Room 10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed door to the side. Double glazed window to the rear. Roll edge worktops with inset stainless steel, double bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Space for cooker with extractor unit over. Space and plumbing for a dishwasher. Space for fridge freezer.

Utility room 4' 10" x 4' 3" (1.47m x 1.29m)

Tiled room with space and plumbing for a washing machine. Space for a tumble dryer. Worktop and cupboard.

Bedroom 1 18' 6" x 11' 10" (5.63m x 3.60m)

Leaded light double glazed bay window to the front. Two double glazed windows to the side. Two double panel radiators.

Bedroom 2 11' 0" x 10' 2" (3.35m x 3.10m)

Leaded light double glazed window to the front. Double panel radiator.

Bathroom 8' 2" x 4' 10" (2.49m x 1.47m)

Tiled room with two double glazed windows to the side. Enclosed bath. Low level WC. Pedestal wash hand basin. Built in cupboard with shelving.

Stairs to First Floor Landing

Bedroom 3 13' 8" x 11' 9" (4.16m x 3.58m)

Two double glazed, Veluxe style windows to the rear and one to the side. Double panel radiator, Eaves storage space.

Bedroom 4 13' 9" x 10' 4" Narrowing to 7' 5" (4.19m x 3.15m)

Double glazed windows to both sides. Double panel radiator. Eaves storage.

Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)

Double glazed Veluxe style window to the side. Enclosed shower cubicle with wall mounted shower unit. Low level WC. Wash hand basin with cupboards below. Heated towel rail.

Garage / Bar Room 18' 0" x 8' 3" (5.48m x 2.51m)

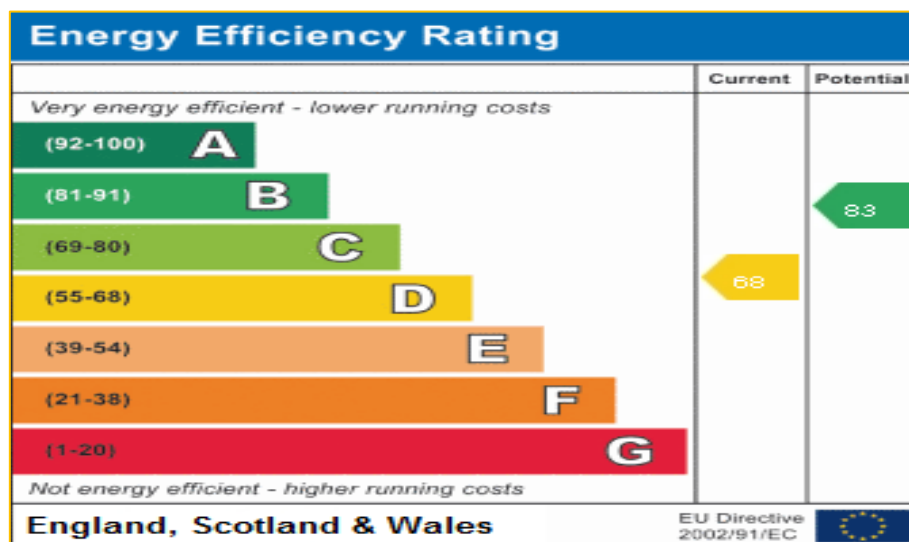
Currently used as a bar and games rooms with double opening doors to the front. Double glazed door to the side. Double glazed window to the rear. Power and light.

Rear Garden

Being of a Southerly aspect, this well established garden has an area of lawn with mature tree and shrub borders and paved patio. There is a gate giving side access.

Front garden

Part block paved providing off road parking for several cars. Area of lawn.



traditional values modern thinking