



10 Ferring Close, Worthing, BN12 5QT  
Offers In Excess Of £625,000



A fantastic opportunity to purchase this detached bungalow located in highly sought after SOUTH FERRING. Positioned close to the seafront and rarely available the accommodation briefly comprises, entrance hall, lounge, dining room, conservatory, two bedrooms, ENSUITE to bedroom one and further bathroom/Wc. There is a SOUTH FACING rear garden, private driveway and garage. Benefits included gas central heating and double glazing. Viewing highly recommended. \*VENDOR SUITED\*

- 2 Bed Detached Bungalow
- South Facing Garden
- Private Driveway & Garage
- South Ferring
- Lounge/Dining Room
- Conservatory
- Ensuite to Bedroom One





Double glazed front door opening to

#### Entrance Hall

Radiator. Walk in airing cupboard housing boiler and shelves. Access hatch to loft space. Fitted wall mounted double cupboard.

#### Lounge

4.20 x 3.44 (13'9" x 11'3")

Double glazed window. Radiator. Fireplace with tiled hearth, back and gas fire.

#### Dining Room

3.42 x 2.82 (11'2" x 9'3")

Double glazed window. Radiator. Double glazed double doors to conservatory.

#### Conservatory

4.52 x 3.28 (14'9" x 10'9")

Double glazed windows and double glazed doors over looking and leading to the rear garden. Tiled floor. Radiator. Ceiling fan and light.

#### Kitchen

3.46 x 2.48 (11'4" x 8'1")

Range of work surfaces with cupboards and drawers fitted under. Inset 1 and half sink unit. Fitted electric hob with

extractor above. Fitted oven and grill with cupboard above and below. All appliances are included, dishwasher, washing machine and fridge/freezer. Double glazed window and double glazed door. Radiator. Range of matching wall cupboards. Part tiled walls. Spotlights.

#### Bedroom 1

4.32 x 3.38 (14'2" x 11'1")

Double glazed window over looking the rear garden. Radiator. Fitted furniture to one wall. Door to ensuite.

#### Ensuite Shower room/Wc

2.80 x 1.24 (9'2" x 4'0")

Walk in shower with part glass screen and curtain and rail, vanity wash had basin and concealed cistern Wc. Double glazed obscure glass window. Part tiled walls. Mirrored medicine cabinet.

#### Bedroom 2

3.45 x 2.7 (11'3" x 8'10")

Double glazed window. Radiator.

#### Bathroom/Wc

2.71 x 2.25 (8'10" x 7'4")

Suite comprising panelled bath with telephone style shower attachment, Pedestal wash hand basin and low level flush Wc. Radiator. Part tiled walls. Double glazed obscure glass window.

#### Rear Garden

A beautiful South facing lawned garden with stocked seasonal borders. Paved patio and paved pathway leading to the rear of the property. Gate to front.

#### Private Driveway

Providing off road parking for six vehicles and leading to the garage.

#### Garage

With electric door.

#### Required Information

Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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