

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

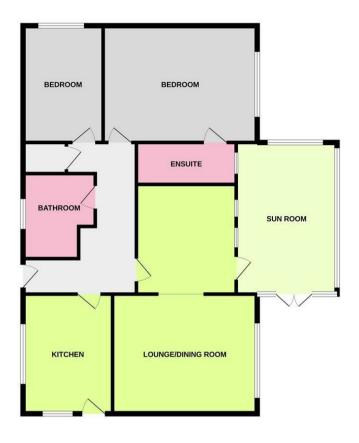
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





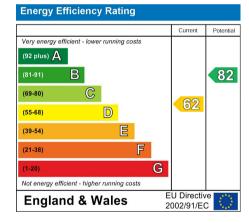
GROUND FLOOR 1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been make to ensure the accuracy of the floorings contained here, measurements of doors, window, from the man as approximate and no responsibility is taken for any error, or form the state of the stat





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.





