



33 Sea Lane Gardens, Ferring BN12 5EQ  
**£450,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Detached 3 Bedroom Bungalow
- No Onward Chain
- Popular Location in Ferring
- Refitted Kitchen
- Gas Central Heating
- Small Westerly Facing Rear Garden
- Private Drive & Garage
- Council Tax Band 'E'
- EPC Rating: - 'D'

An older style detached bungalow very pleasantly situated in a cul-de-sac location in Ferring.

In brief the accommodation comprises: - entrance hall, double aspect lounge, conservatory, two bedrooms, third bedroom/dining room, refitted kitchen, bathroom and a separate WC. Outside there is a front garden, long private drive to garage with electric up and over door and personal door to the rear garden.

The bungalow is situated towards the end of Sea Lane Gardens (the northern entrance), off Sea Lane which in turn runs between Goring Way and Marine Drive. This runs directly along the seafront towards Worthing. There are local shops in Ferring Street, opposite the village green.



Approx. 107.8 sq. metres (1160.3 sq. feet)



Total area: approx. 107.8 sq. metres (1160.3 sq. feet)

## ENTRANCE HALL

## LOUNGE

16' 11" x 12' (5.16m x 3.66m)

## CONSERVATORY

13' 1" x 7' 9" (3.99m x 2.36m)

## KITCHEN

11' 10" x 11' 9" (3.61m x 3.58m)

## BEDROOM 1

12' x 11' (3.66m x 3.35m)

## BEDROOM 2

14' 3" x 9' (4.34m x 2.74m)

## BEDROOM 3/DINING ROOM

10' 10" x 7' 7" (3.3m x 2.31m)

## BATHROOM

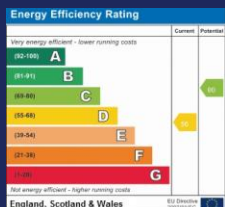
## SEPARATE WC

## PRIVATE DRIVE

## GARAGE

15' 10" x 8' 7" (4.83m x 2.62m)

## WESTERLY FACING REAR GARDEN



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