



St. Maurs Road | Ferring | West Sussex | BN12 5LE
Offers Over £425,000



We are pleased to be able to offer a semi detached house to the market. The property offers three bedrooms, two reception rooms, modern fitted kitchen, re-fitted bathroom and orangery. The property also benefits from off road parking, garage and rear garden.



Property details: St. Maurs Road | Ferring | West Sussex | BN12 5LE

Key Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Orangery
- Re-Fitted Bathroom
- Garage
- Private Rear Garden
- Off Road Parking



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with doors to all ground floor rooms and understairs cupboard. The property offers two reception rooms, the dining room offers a bay fronted window. The lounge benefits from bi fold doors opening into the orangery with doors leading out to the garden. The kitchen has been re fitted with modern wall and base units, built in oven, gas hob, integrated undercounter fridge, sink and drainer. Door leading out to the garage which is currently being used for storage and utility area with space and plumbing for washing machine. On the first floor there are three bedrooms and a modern re-fitted bathroom.

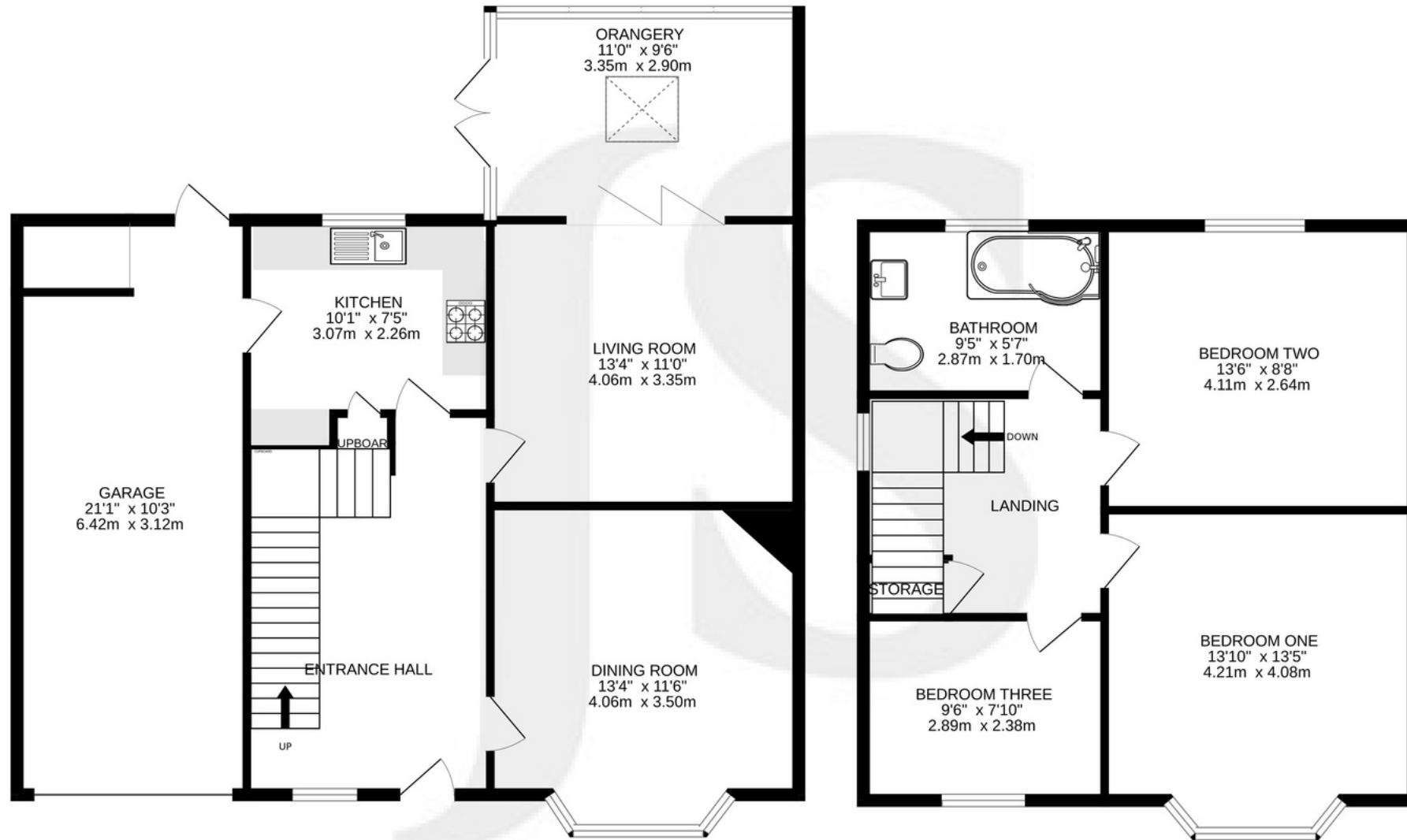
EXTERNAL

To the front there is off road parking for several cars, section of the garden laid to lawn. The rear garden has been laid to lawn with patio area providing space for garden furniture.

LOCATION

In the popular village of Ferring and within a few hundred metres of the local shops including: doctors surgery, dentist, library, co-op and village hall. Ferring is a quiet seaside village with two small shopping parades both serve bus routes giving access to surrounding areas including Worthing town centre and mainline train station. There are a number of parks nearby and access to local walks, Ferring Primary School is half a mile away.





NOT TO SCALE

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 operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 100 sqm

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.