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BUYING SELLING LETTINGS COMMERCIAL MORTGAGE ADVICE



James & James Estate Agents are delighted to bring to the market this deceptively spacious and beautifully presented three bedroom detached chalet situated in the heart of Ferring village.

In brief the accommodation comprises UPVC double glazed entrance porch, entrance hall with numerous storage cupboards, double aspect south facing lounge, kitchen being refitted and integrated with a combination of appliances incorporating a breakfast bar, and door to UPVC double glazed utility room.

To the ground floor there is the master bedroom with a range of fully fitted wardrobes, being double aspect with french doors onto the rear garden, and boasting a beautifully fitted en-suite bathroom. There is an additional bedroom and a luxury fitted family bathroom. On the first floor there is a spacious landing, two double bedrooms, and a modern refitted shower bathroom.

Outside the rear garden is a particular feature of the property being laid predominately to lawn with Indian sandstone patio and profusion of tree and shrub lined borders. The front garden is equally as charming with a lavender tunnel leading to the front door with the remainder being laid to lawn and brick block paving providing access to the garage with up and over door and personal door to the rear garden. Other benefits include double glazing and central heating.

Situated in favoured East Mead, local shopping facilities are nearby in Ferring village and the nearest railway station is Goring-by-Sea, which provides fantastic links to Brighton & Hove, London Victoria, Chichester, Southampton and beyond.

In our opinion internal viewing is considered essential to appreciated the overall size and condition of this beautifully presented detached home.

Council Tax Band E

UPVC double glazed entrance porch





























Spacious entrance hall with storage 15'5 x 6'5 (4.70m x 1.96m)

Double aspect south facing lounge 18'1 x 13'7 (5.51m x 4.14m)

Luxury refitted fully integrated kitchen 11'10 x 11'0 (3.61m x 3.35m)

UPVC utility room 6'4 x 7'0 (1.93m x 2.13m)

Luxury refitted four piece bathroom 8'10 x 5'7 (2.69m x 1.70m)

Master bedroom 25'6 x 13'0 (7.77m x 3.96m)

Luxury refitted ensuite bathroom 8'8 x 4'4 (2.64m x 1.32m)

Ground floor bedroom two 11'11 x 10'11 (3.63m x 3.33m)

Doulble aspect first floor landing 24'4 x 10'2 (7.42m x 3.10m)

Double aspect bedroom three 14'5 x 11'4 (4.39m x 3.45m)

Luxury refitted shower room Landscaped rear garden

Garage 17'7 x 7'11 (5.36m x 2.41m)

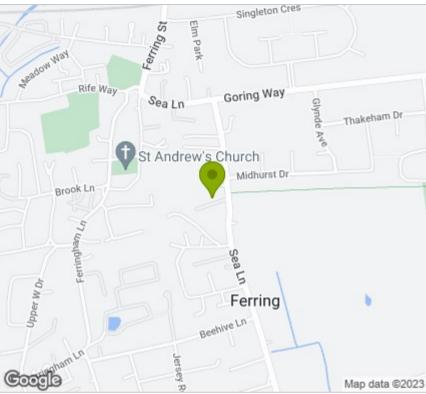
Floor Plan



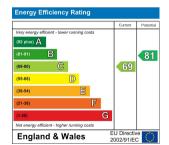
Viewing

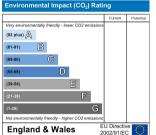
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph





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