



10 Alderney Road

Ferring, Worthing, BN12 5PJ

Guide price £685,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this beautifully presented detached bungalow situated in favoured South Ferring.

In brief the accommodation comprises spacious entrance hall, double aspect lounge with bay window and focal fire place, dining room, two double bedrooms, both with fitted wardrobes, modern fitted kitchen, modern fitted family bathroom, UPVC double glazed garden room. off road parking, garage.

Outside the rear gardens are a particular feature of the property arranged around all four sides of the property. There are areas of lawn, maturing tree and shrub lined borders, ornate lavender garden and area of shingle.

The property also boasts a generous size loft space which is boarded for storage.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated just off the beach in South Ferring, local shops can be found nearby at Ferringham Lane. Buses serve the area. The nearest mainline railway station is Goring-by-Sea giving great access to most major towns and cities.

Entrance hall  
11'1 x 9'9 (3.38m x 2.97m)







Double aspect lounge  
18'9 x 13'0 (5.72m x 3.96m)

Dining room  
8'10 x 9'5 (2.69m x 2.87m)

Modern fitted kitchen/breakfast  
room  
11'10 x 8'6 (3.61m x 2.59m)



Bedroom one  
15'7 x 11'8 (4.75m x 3.56m)

Bedroom two  
11'6 x 9'6 (3.51m x 2.90m)

Modern family bathroom  
5'8 x 6'4 (1.73m x 1.93m)

Separate W.C.

Off road parking

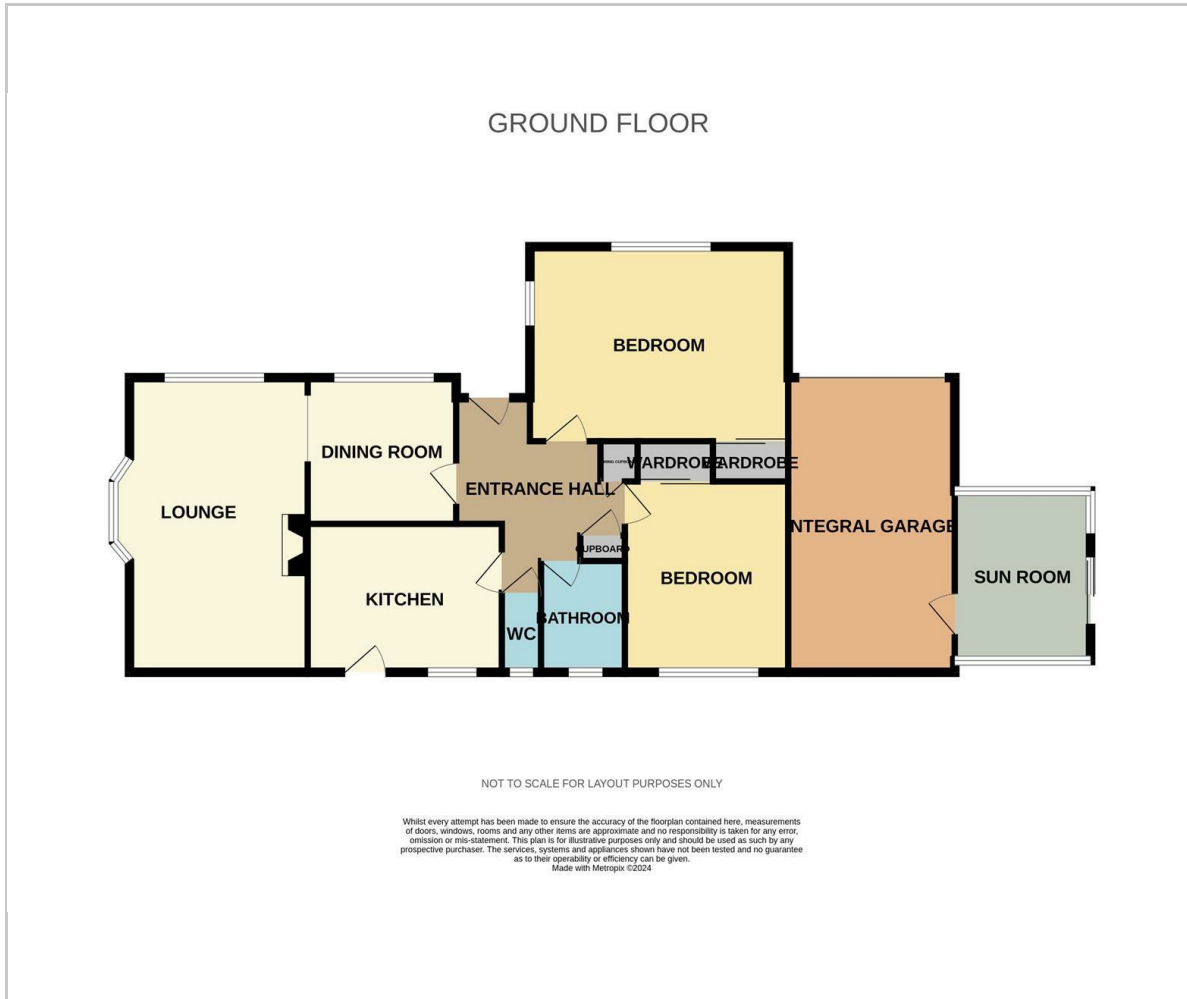
UPVC double glazed garden room  
8'11 x 7'1 (2.72m x 2.16m)

Garage  
18'8 x 8'6 (5.69m x 2.59m)

Wrap around gardens



## Floor Plan

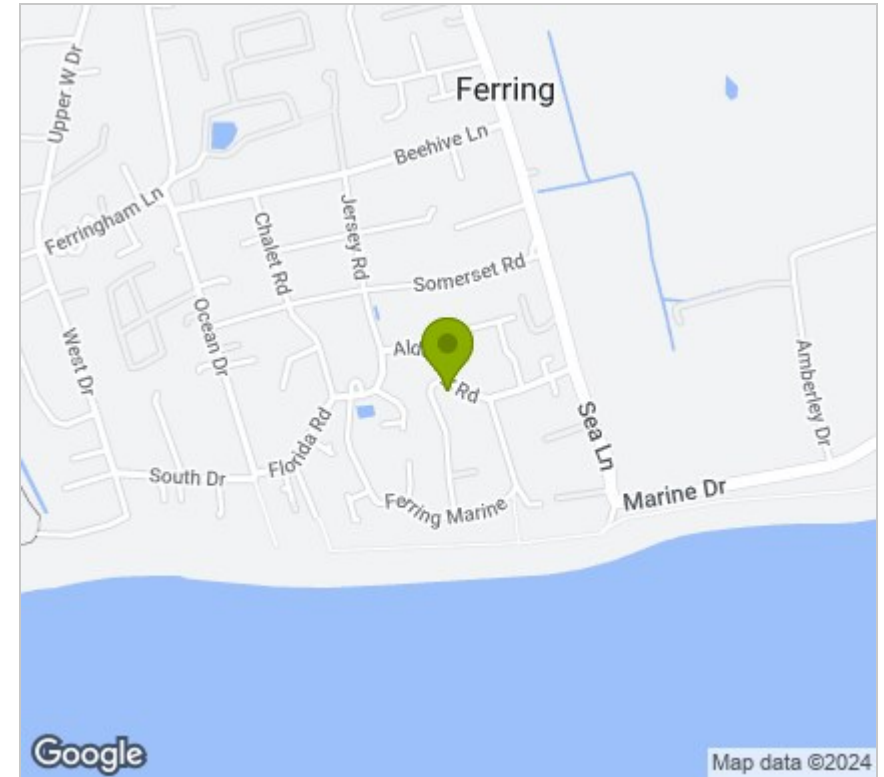


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

