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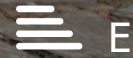


7 St. Malo Close

Ferring, Worthing, BN12 5HF

Guide price £800,000

Freehold Council Tax Band F



James & James Estate Agents are delighted to bring to the market this versatile detached chalet bungalow. Internal viewing is considered essential to fully appreciate the layout and versatility of the accommodation that's on offer.

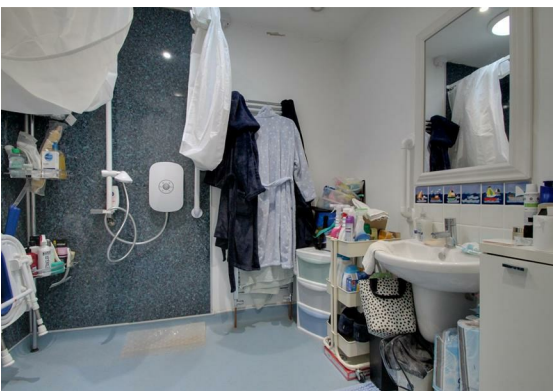
In brief the accommodation comprises entrance porch, entrance hall, open plan kitchen/family room with French doors onto an additional reception/breakfast room. There is a lounge with focal fireplace (condemned), two ground floor bedrooms, a ground floor wet room and ground floor bathroom, and to the first floor there is a master bedroom with kitchenette and dressing room. There is also a good size integral garage.

Externally the front garden has off road parking for 2/3 vehicles, and the rear garden is a particular feature of the property having a large area of sandstone patio, lawn and a pergola. There is also side access. Other benefits include gas central heating and double glazing.

The property is in need of modernisation although lends itself to becoming a very spacious home.

Situated at the far end of St. Malo close, the property is nestled in a quiet cul-de-sac. Ferring beach is just a short stroll away and buses also serve the area. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

Entrance porch
3'9 x 4'2 (1.14m x 1.27m)





Spacious entrance hall

Open plan kitchen/dining/family room
22'9 x 19'11 (6.93m x 6.07m)

Lounge with fireplace
17'7 x 12'4 (5.36m x 3.76m)

Ground floor bedroom two
12'0 x 13'3 (3.66m x 4.04m)

Ground floor bedroom three
9'7 x 15'6 (2.92m x 4.72m)

Additional reception/breakfast room
15'7 x 8'5 (4.75m x 2.57m)

Ground floor wet room
9'8 x 5'11 (2.95m x 1.80m)

Ground floor bathroom
6'4 x 9'3 (1.93m x 2.82m)

Integral garage
17'9 x 8'7 (5.41m x 2.62m)

First floor landing

Bedroom one
13'10 x 17'0 (4.22m x 5.18m)

Kitchenette area
4'10 x 5'8 (1.47m x 1.73m)

Dressing room
7'0 x 8'11 (2.13m x 2.72m)

First floor bathroom
6'6 x 4'3 (1.98m x 1.30m)

Landscaped rear garden

Front garden arranged to provide
off road parking



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

