



16 Cissbury Road

Ferring, Worthing, BN12 6QJ

Offers over £600,000

Freehold Council Tax Band C





Style, space and luxury are three words we would use to describe this outstanding detached bungalow situated in one of Ferring's most sought after roads.

In brief the accommodation comprises double glazed front door into spacious entrance hall with utility cupboard opening onto a superb South facing contemporary lounge/kitchen/dining with bi-fold doors opening on to the rear garden boasting a double acrylic undermount porcelain sink, quartz worktops, space for a range appliance, a glass fronted wine cabinet with space for drinks chiller beneath, central island with cupboards, and additional dresser unit incorporating display cabinets.

There are three bedrooms with bedroom one boasting an en-suite, and the double aspect bedroom three is currently arranged as a media room. The luxury fitted bathroom has a wash hand basin inset to vanity unit, close coupled W.C. and modern bath with mirror fronted medicine unit.

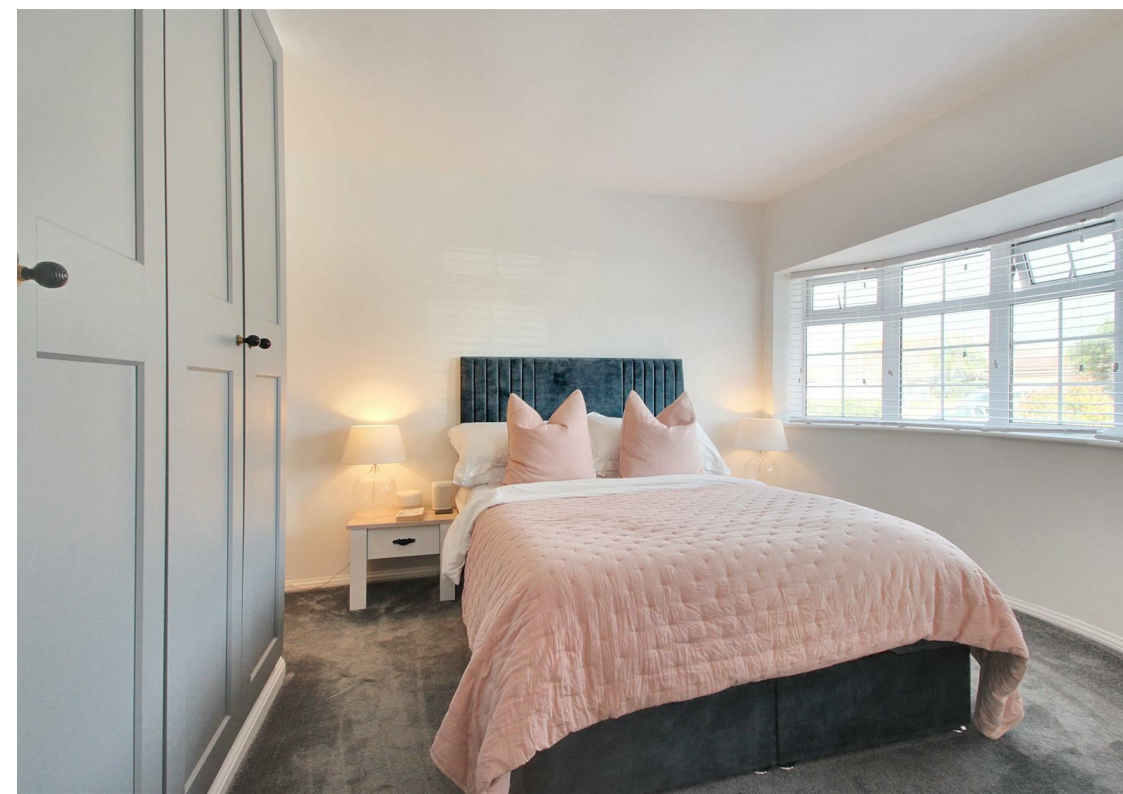
The South facing rear garden is a particular feature of the property being laid to lawn with areas of decking and gates giving side access. There is also a timber cabin set up as your own bar! The front garden is arranged to provide off road parking for multiple vehicles and there is a garage with a personal door into the garden.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb three bedroom bungalow.

Situated in Cissbury Road local shops can be found nearby. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities is approximately four mile distance.

Double glazed front door

Entrance hall  
22'6" x 6'3" (6.86m x 1.91m)







Luxury open plan kitchen/diner  
21'6 x 17'1 (6.55m x 5.21m)

Utility cupboard

Bedroom one  
14'2 x 11'7 (4.32m x 3.53m)

Luxury en-suite shower room

Bedroom two  
12'5 x 10'2 (3.78m x 3.10m)

Bedroom three  
11'0 x 10'8 (3.35m x 3.25m)

Luxury modern family bathroom  
9'6 x 5'6 (2.90m x 1.68m)

Feature South facing rear garden

Garage  
15'10 x 7'10 (4.83m x 2.39m)

Timber cabin currently arranged  
as a bar  
9'6 x 7'7 (2.90m x 2.31m)

Front garden arranged to provide  
ample off road pa



## Floor Plan

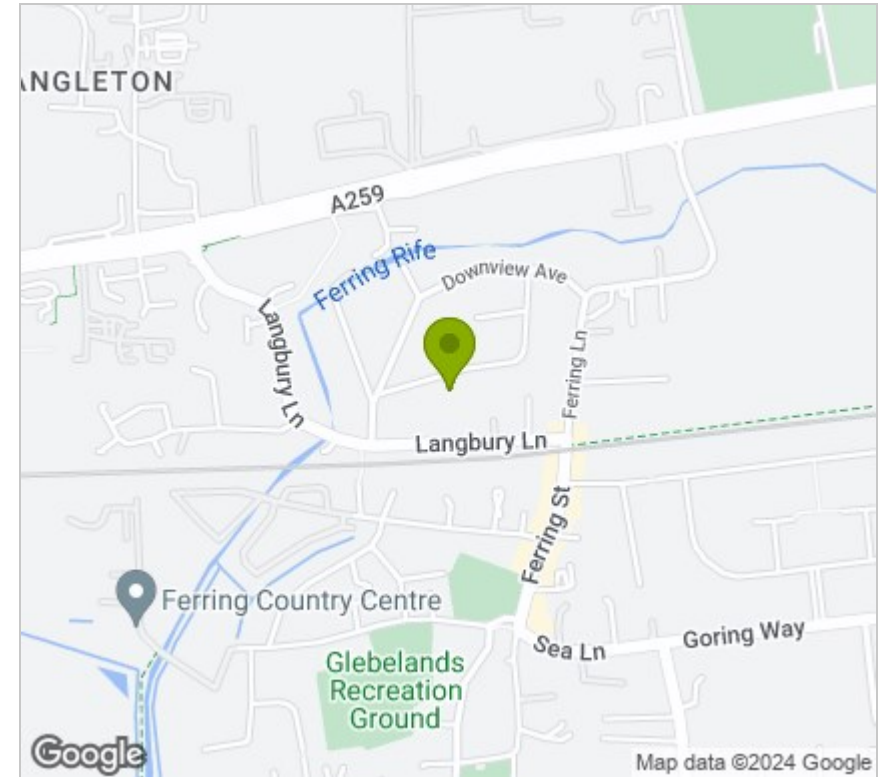


## Viewing

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

