



## 9 Hangleton Grange

Ferring, Worthing, BN12 6QB

£1,800 Per month

Council Tax Band E



**\*NO DEPOSIT OPTION\*** James & James Lettings are pleased to offer this **THREE BEDROOM** chalet house located in **FERRING**. The accommodation comprises; Ground floor WC, lounge diner, extended kitchen, ground floor bedroom, ensuite, garden room, two first floor bedrooms and a bathroom. Externally the property benefits from a generous rear garden, workshop/store, **DOUBLE GARAGE** and off road parking. Unfurnished and available early/mid May 2024.

## ENTRANCE

Ground Floor Cloakroom

Lounge Diner  
21'5 x 11'5 (6.53m x 3.48m)

Kitchen  
23'0 x 7'10 max (7.01m x 2.39m max)

Ground Floor Bedroom  
11'11 x 9'10 (3.63m x 3.00m)

EnSuite Shower Room

Garden Room  
16'2 x 7'7 (4.93m x 2.31m)

## FIRST FLOOR LANDING

Bedroom  
12'1 x 11'7 (3.68m x 3.53m)

Bedroom  
10'0 x 8'0 (3.05m x 2.44m)

Bathroom

## OUTSIDE

Rear Garden

Workshop/Store





Double Garage  
Off Road Parking



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

