

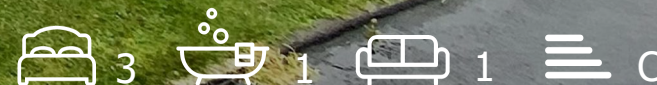


37 Colindale Road North

Ferring, Worthing, BN12 5LB

Guide price £450,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this beautifully presented and well cared for detached bungalow situated in a popular residential road in Ferring village.

In brief the accommodation comprises spacious entrance hall, into double aspect lounge, three good size bedrooms, modern fitted kitchen with range of appliances, incorporating an oven/grill and hob, and a luxury fitted shower room.

Externally the property is situated on a corner plot with gardens to three sides. The rear garden is a particular feature of the property being laid predominantly to lawn with areas of patio with double gates opening onto a brick block drive which in turn leads to a detached garage with up & over door, window and personal door to garden. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size and brightness of this beautiful bungalow. Situated in Colindale Road North local shops are found close by in Ferring village which cater for every day needs, and there are multiple twittens which lead to the beach.

The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities. Buses also serve the area.

UPVC double glazed door

Entrance hall  
5'2 x 6'10 (1.57m x 2.08m)





Double aspect lounge  
15'7 x 12'8 (4.75m x 3.86m)

Modern fitted kitchen with  
integrated appliances  
10'3 x 7'9 (3.12m x 2.36m)

Bedroom one (triple aspect)  
14'7 x 10'4 (4.45m x 3.15m)

Inner lobby

Bedroom two with range of fitted  
wardrobes  
12'11 x 8'10 (3.94m x 2.69m)

Bedroom three  
10'0 x 8'10 (3.05m x 2.69m)

Luxury modern fitted shower  
room

Easy to maintain rear garden

Garage

Off road parking

Front garden



## Floor Plan

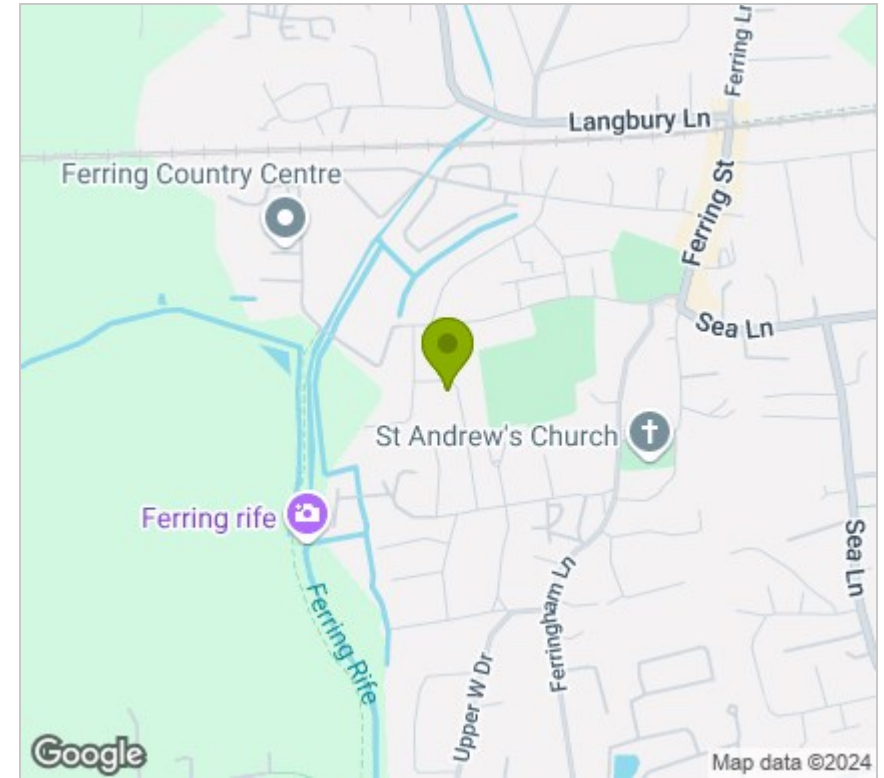


## Viewing

Please contact our Ferring 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

