



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



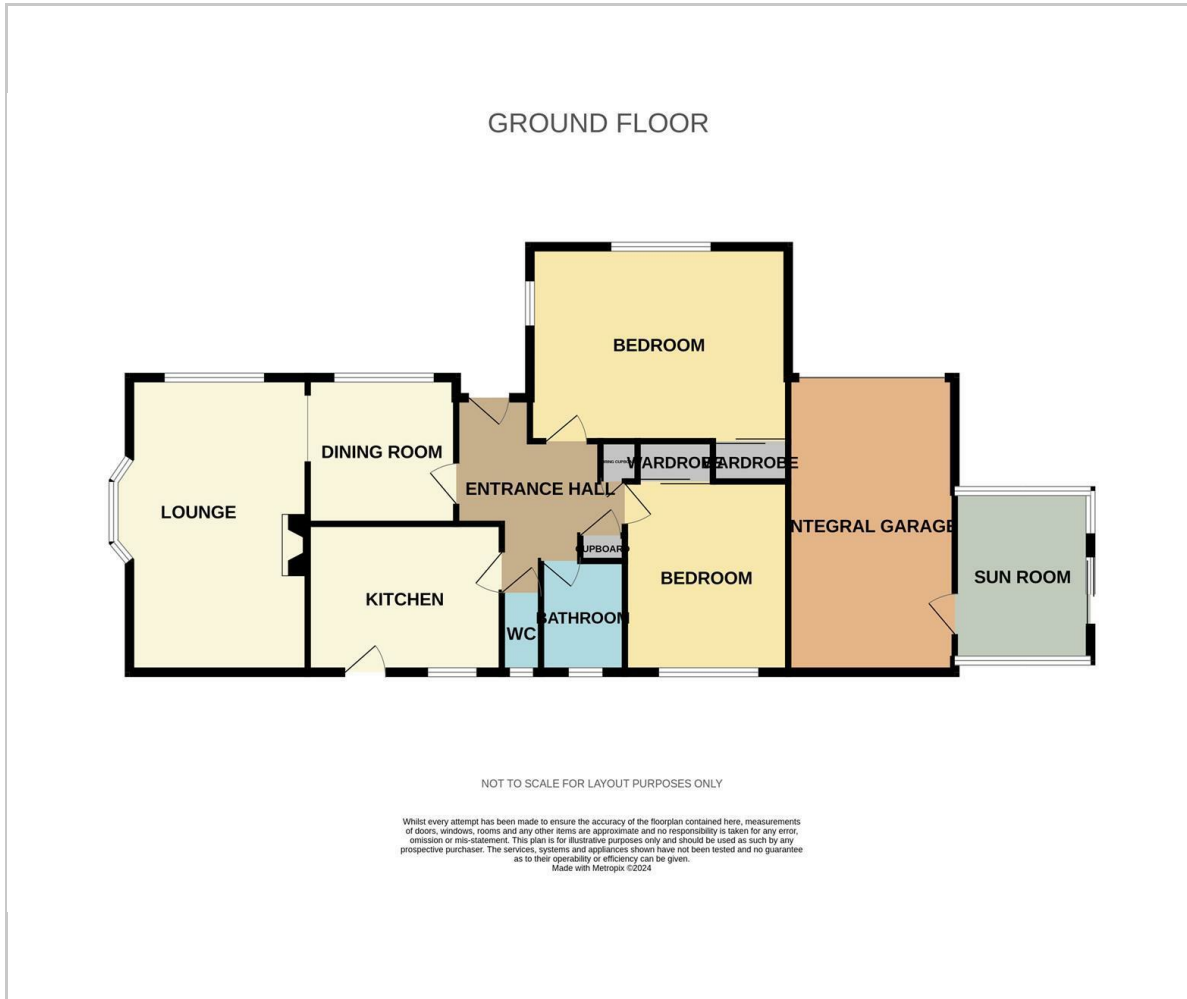
UPVC double glazed garden room
8'11 x 7'1 (2.72m x 2.16m)

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

Wrap around gardens



Floor Plan



Viewing

Please contact our Ferring 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

