



23 St. Osmund Road

Ferring, Worthing, BN12 5LA

Guide price £425,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this vacant bungalow in need of some modernisation whilst boasting pleasing views from the two front bedrooms towards Highdown.

In brief the accommodation comprises entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, front garden, off road parking, carport, garage, rear garden.

St. Osmund Road is a favoured location in Ferring and considered a quiet residential area. Local shops can be found nearby in the village, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately four miles distance.



Entrance hall

Lounge/diner  
20'6 x 13'5 (6.25m x 4.09m)

Kitchen  
11'1 x 8'7 (3.38m x 2.62m)

Bedroom one  
14'3 x 9'7 (4.34m x 2.92m)

Bedroom two  
11'7 x 9'9 (3.53m x 2.97m)

Bedroom three  
8'7 x 9'3 (2.62m x 2.82m)

Bathroom  
8'1 x 5'3 (2.46m x 1.60m)

Front garden

Off road parking





Carport  
Garage  
Rear garden



## Floor Plan

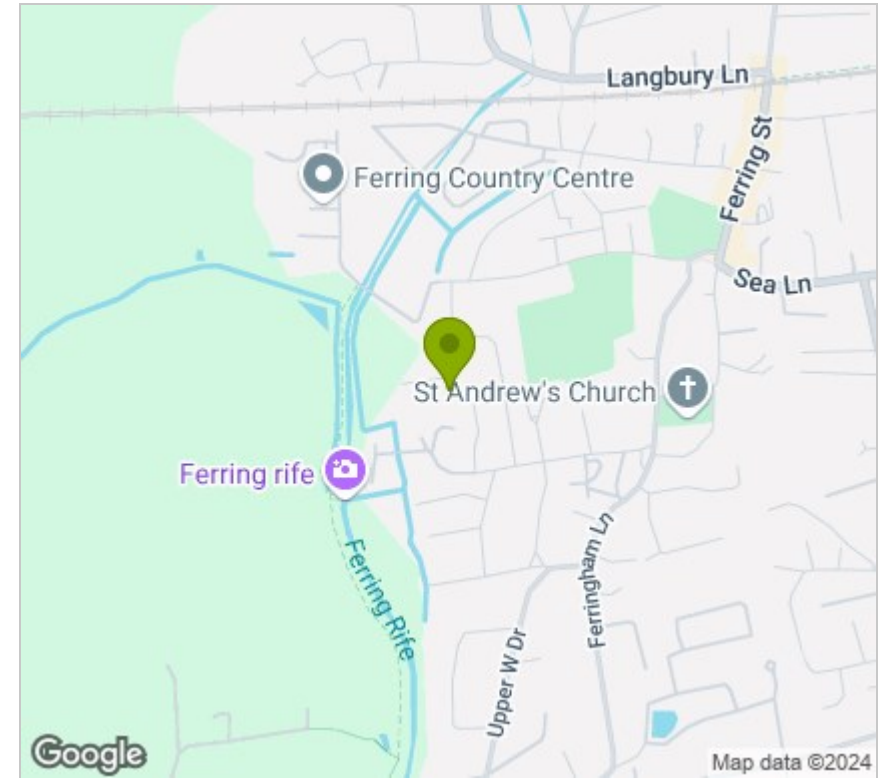


## Viewing

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

