



t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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7 Cedar Close

Ferring, Worthing, BN12 5LH

Guide price £525,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this beautifully presented detached bungalow boasting a superb South facing garden within one of South Ferring's most popular cul-de-sacs.

In brief, the accommodation comprises entrance hall with cloaks cupboard, airing cupboard and access to loft space, a double aspect lounge with pleasing outlook over the South facing rear garden, two double bedrooms with bedroom one having fitted wardrobes, a family bathroom and modern fitted kitchen.

Externally the front garden is laid to lawn with the remainder arranged to provide off road parking which in turn leads to a double garage with electric up and over door with remote, and personal door back into the feature South facing garden. The rear garden is a particular feature of the property being laid predominately to lawn with maturing tree and shrub lined borders and areas of patio. Other benefits also include double glazing and gas central heating.

The bungalow is situated in South Ferring just a short stroll from the village centre which caters for every day needs including a range of shops, cafes, bars and delicatessens. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities, and the Compass bus service also serves the area.

The bungalow is being sold with NO ONWARD CHAIN. Please contact the vendors sole agents to arrange a viewing.





Double glazed front door

Entrance hall
8'9 x 11'8 (2.67m x 3.56m)

Double aspect lounge
19'4 x 11'0 (5.89m x 3.35m)

Bedroom one
14'8 x 9'7 (4.47m x 2.92m)

Bedroom two
9'7 x 10'8 (2.92m x 3.25m)

Family bathroom
7'11 x 5'7 (2.41m x 1.70m)

Modern fitted kitchen
9'9 x 9'0 (2.97m x 2.74m)

Feature South facing garden

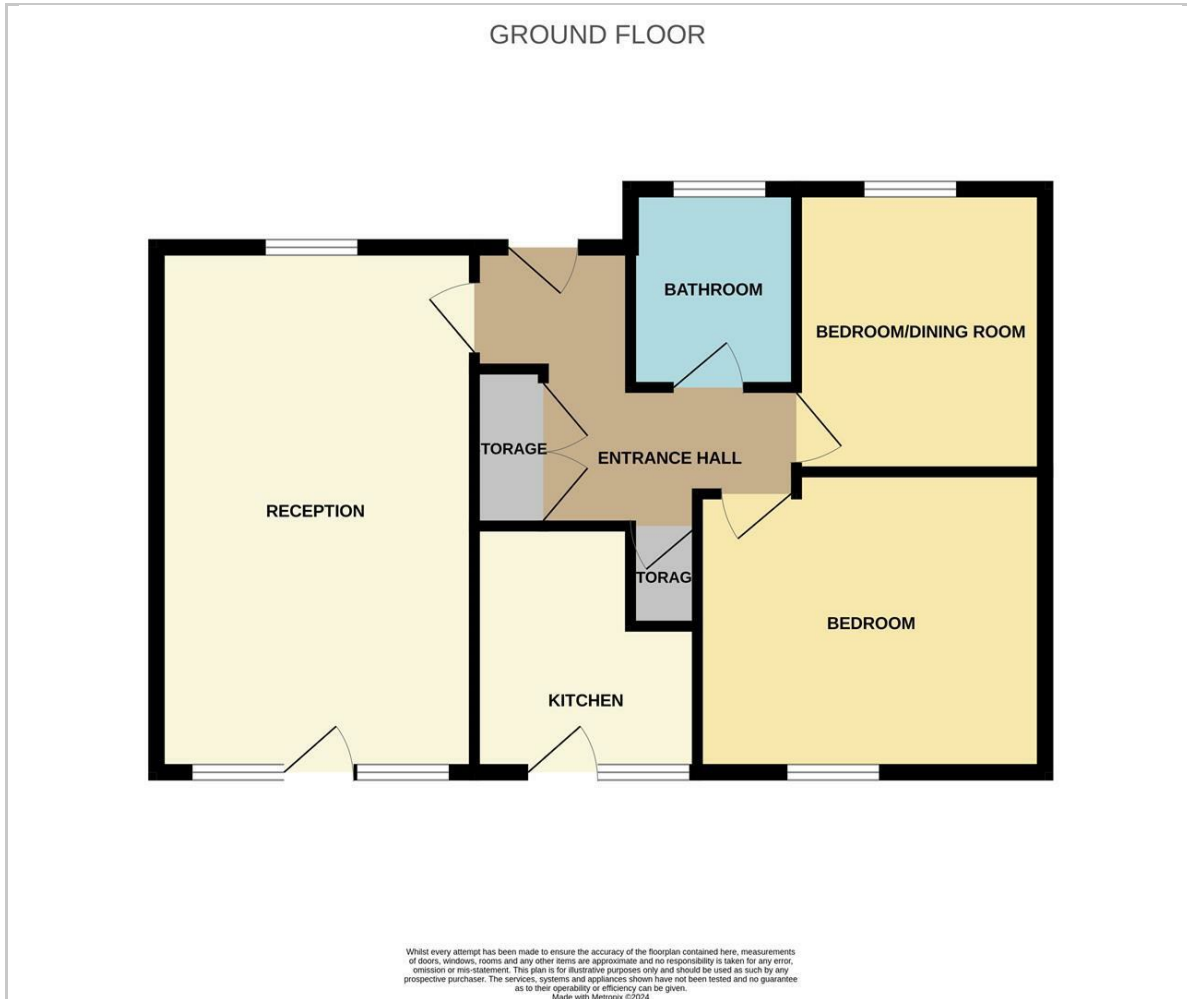
Double garage
15'3 x 17'11 (4.65m x 5.46m)

Well kept front garden

Off road parking



Floor Plan

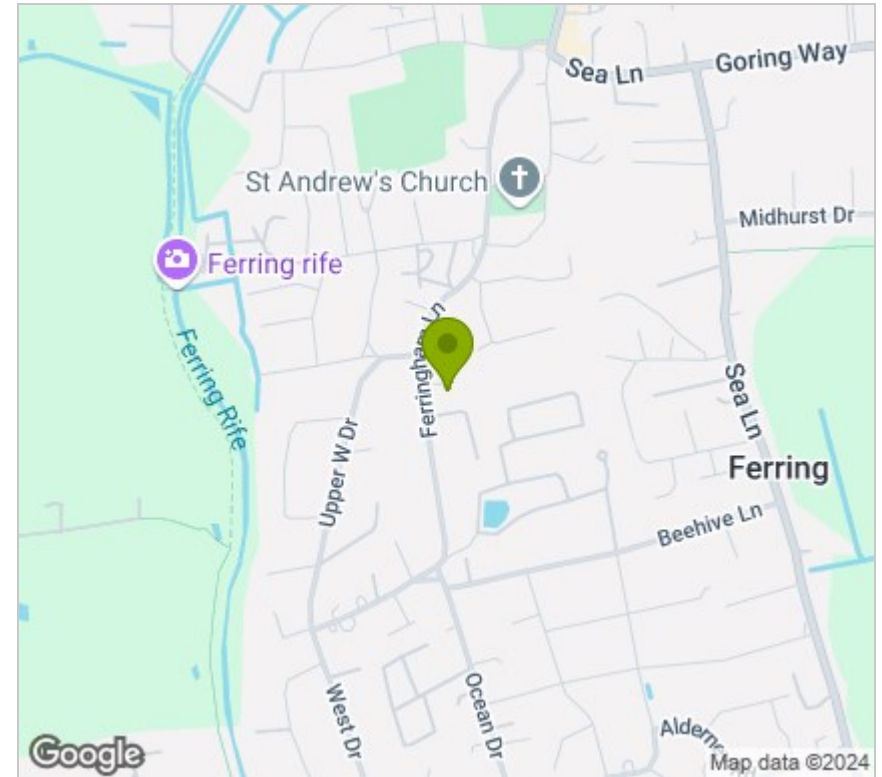


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

