



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



17 Cissbury Road

, Ferring, BN12 6QJ

Guide price £500,000

Freehold Council Tax Band D



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James & James Estate Agents are delighted to bring to the market this beautifully presented bungalow in favoured Ferring with a superb garden. off road parking and a garage.

In brief the accommodation comprises double glazed front door into entrance porch opening onto entrance hall with access to loft space and airing cupboard. There is a double aspect lounge with French doors overlooking the beautiful rear garden.

Bedroom one is double aspect with recessed bookshelves. Bedroom two is also double aspect with a range of fitted wardrobes.

There is a modern fitted kitchen with a pleasing outlook across the garden and towards Highdown with a door giving side access. The modern fitted shower room has a wash hand basin and W.C. inset to vanity unit.

The front of the property is laid to lawn with the remainder laid to shingle providing ample off road parking which in turn leads to the garage with up & over door and personal door to garden.

The rear garden is a particular feature of the property with the front area being laid to patio, the remainder laid to lawn with a profusion of tree and shrub lined borders and views towards Highdown.

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 in Cissbury Road, the local shops can be found nearby in Ferring village. Asda superstore is also close by. Buses serve the area and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

Entrance porch  
8'1 x 3'5 (2.46m x 1.04m)

Entrance hall  
9'6 x 9'6 (2.90m x 2.90m)





Double aspect lounge  
17'7 x 11'1 (5.36m x 3.38m)

Bedroom one  
13'9 x 10'1 (4.19m x 3.07m)

Bedroom two  
10'6 x 13'1 (3.20m x 3.99m)

Luxury fitted shower room  
7'9 x 7'3 (2.36m x 2.21m)

Kitchen  
12'8 x 8'1 (3.86m x 2.46m)

Front garden

Off road parking

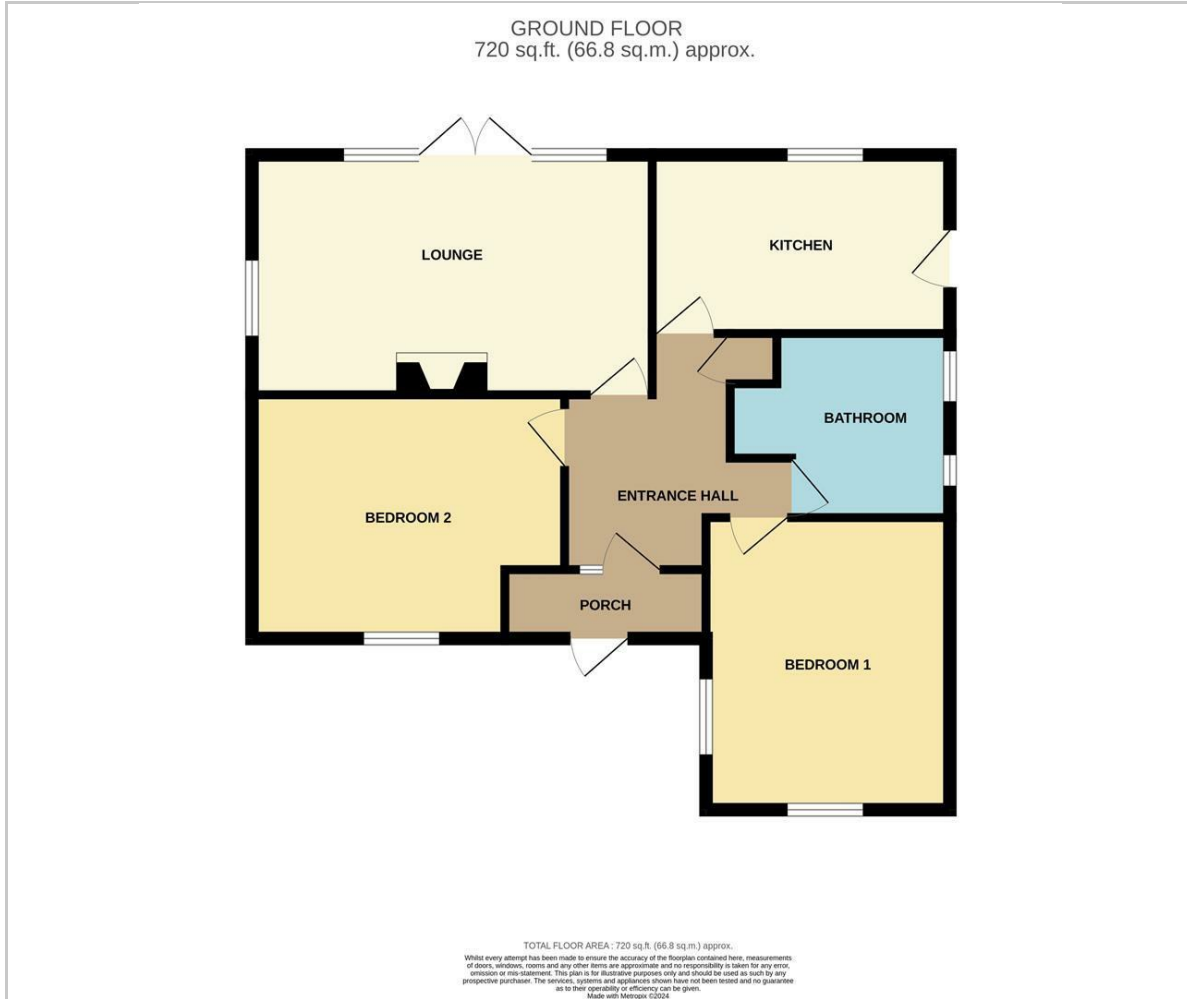
Garage with up & over door  
17'6 x 7'6 (5.33m x 2.29m)

Feature rear garden

Views of Highdown



## Floor Plan

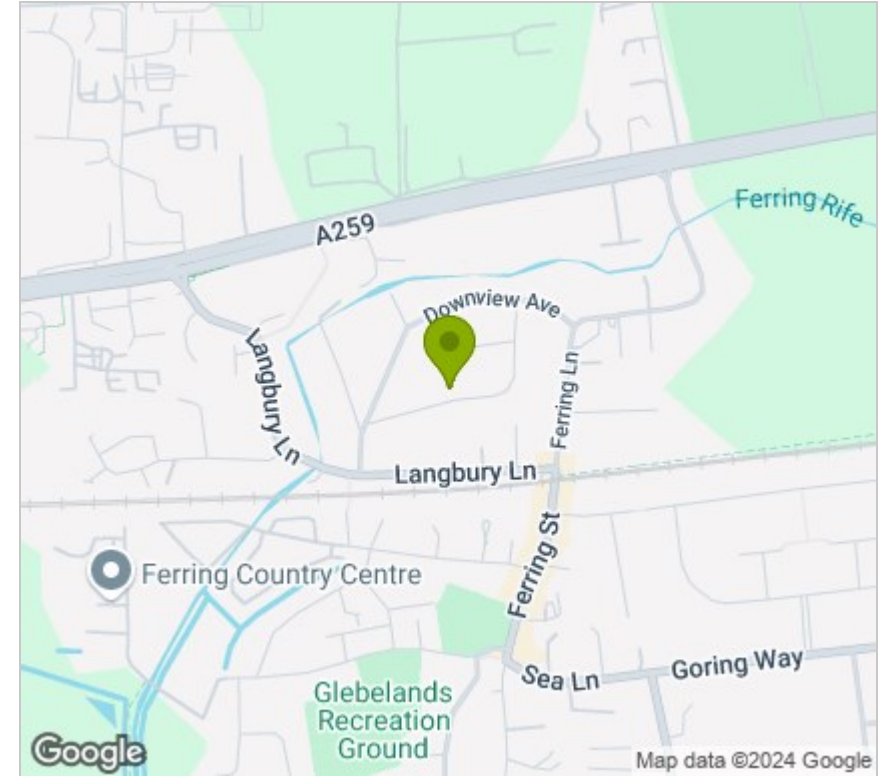


## Viewing

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

