



7 Hermione Close

, Ferring, BN12 6PZ

Guide price £450,000

Freehold Council Tax Band D

James & James Estate Agents are delighted to bring to the market this chain free beautifully presented and well extended semi-detached bungalow in this favoured quiet cul-de-sac within Ferring.

In brief the accommodation comprises double glazed front door into spacious entrance hall with storage cupboard and access to loft space, lounge with focal fireplace, two double bedrooms, both with full width fitted wardrobes, modern fitted shower room and toilet, and an additional W.C. There is a luxury modern fitted kitchen/diner with a range of integrated appliances and a UPVC double glazed conservatory with a Cosy roof making it a year round room.

The front of the property is arranged to lawn with maturing boarders and brick block paving providing ample off road parking which in turn has double gates opening onto the rear garden. There is a garage with up & over door and personal door. The rear garden is a particular feature of this property being laid predominantly to lawn with a profusion of tree and shrub lined borders, a shed and further areas of paving.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated in Hermione Close, the property is tucked away off Glenbarrie Way. Asda superstore is close by which caters for everyday needs, and the nearest mainline railway station is Goring-by-Sea. Buses also serve the area. Worthing town centre with it's more comprehensive range of bars, restaurants and pedestrianised shopping facilities is approximately 4 miles distance.





UPVC double glazed front door

Entrance hall
13'4 x 10'1 (4.06m x 3.07m)

Lounge
17'1 x 11'6 (5.21m x 3.51m)

Luxury modern fitted kitchen/diner
14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed conservatory
with Cosy roof
13'4 x 12'0 (4.06m x 3.66m)

Bedroom one with full width fitted
wardrobes
10'5 x 12'0 (3.18m x 3.66m)

Bedroom two with full width fitted
wardrobes
10'4 x 11'1 (3.15m x 3.38m)

Luxury modern fitted shower
room
5'4 x 6'3 (1.63m x 1.91m)

Separate W.C.

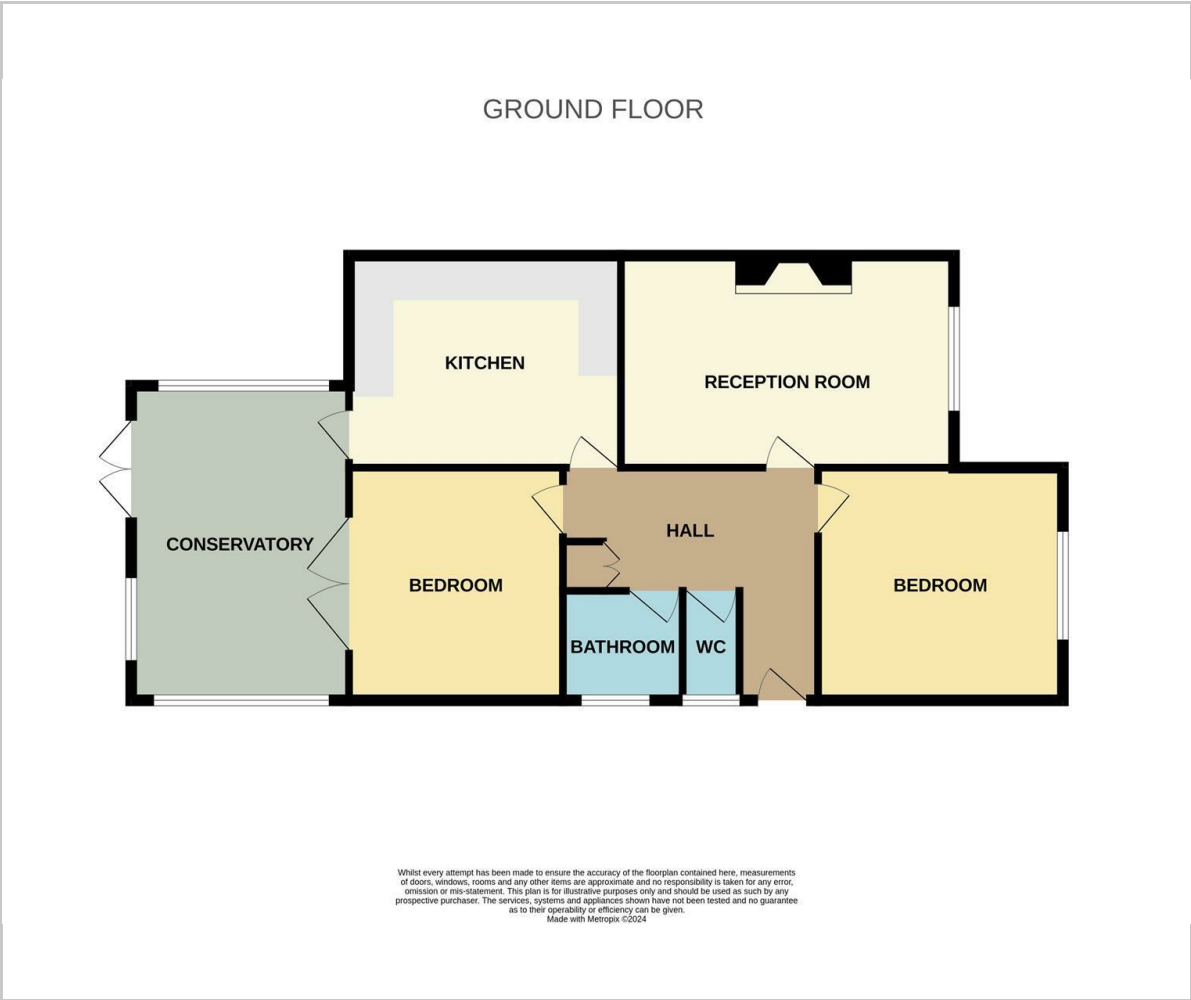
Ample off road parking

Double gates

Garage
17'8 x 9'2 (5.38m x 2.79m)

Feature garden

Floor Plan

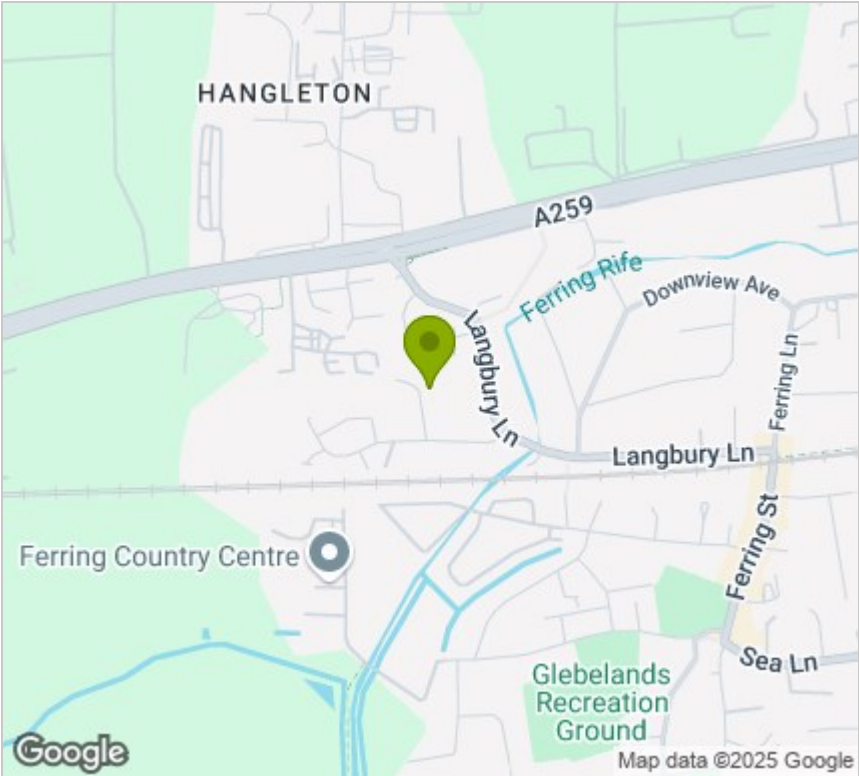


Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

