



31 Colindale Road North

Ferring, Worthing, BN12 5LB

Guide price £390,000

Freehold Council Tax Band D



This delightful semi-detached bungalow is ideally situated within walking distance to the charming Ferring Village offering an abundance of amenities.

The accommodation comprises entrance porch that leads into entrance hall. To the right, you'll find bedroom two, featuring a built-in bookcase. There is a SPACIOUS lounge/diner with large window through to a GENEROUSLY sized double bedroom, complete with fitted wardrobes, offering plenty of storage space.

The fitted kitchen is functional and equipped with a range of both base and eye-level units, providing plenty of storage and worktop space. There is also a door leading directly to the garden, making outdoor access easy and convenient. The bathroom is well-appointed, featuring a bath with a shower over it.

Externally, to the front, you will find an attractive shingled garden, bordered with mature hedging, which provides privacy and a pleasant curb appeal. A concrete driveway leads to a detached garage, which features a personal door into the garden for ease of access.

To the rear, there is a WEST FACING garden, offering a sunny outdoor space. The garden is mainly laid to paving, with slate shingle for easy maintenance and a pond.

Further benefits include gas-fired central heating, double glazing and is being offered for sale with NO FORWARD CHAIN.

Situated in Colindale Road North local shops are found close by in Ferring village which cater for every day needs, and there are multiple twittens which lead to the beach. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities. Buses also serve the area.

Entrance Porch

Entrance Hall







Bedroom Two With Fitted Book Case  
7'2 x 7'2 (2.18m x 2.18m)

Spacious Lounge/ Diner  
16'1 x 12'2 (4.90m x 3.71m)

Bedroom One With Fitted Wardrobes  
13'2 x 8'11 (4.01m x 2.72m)



Fitted Kitchen With A Range Of Base And Eye Level  
10'5 x 8'10 (3.18m x 2.69m)

Bathroom With Shower Over Bath

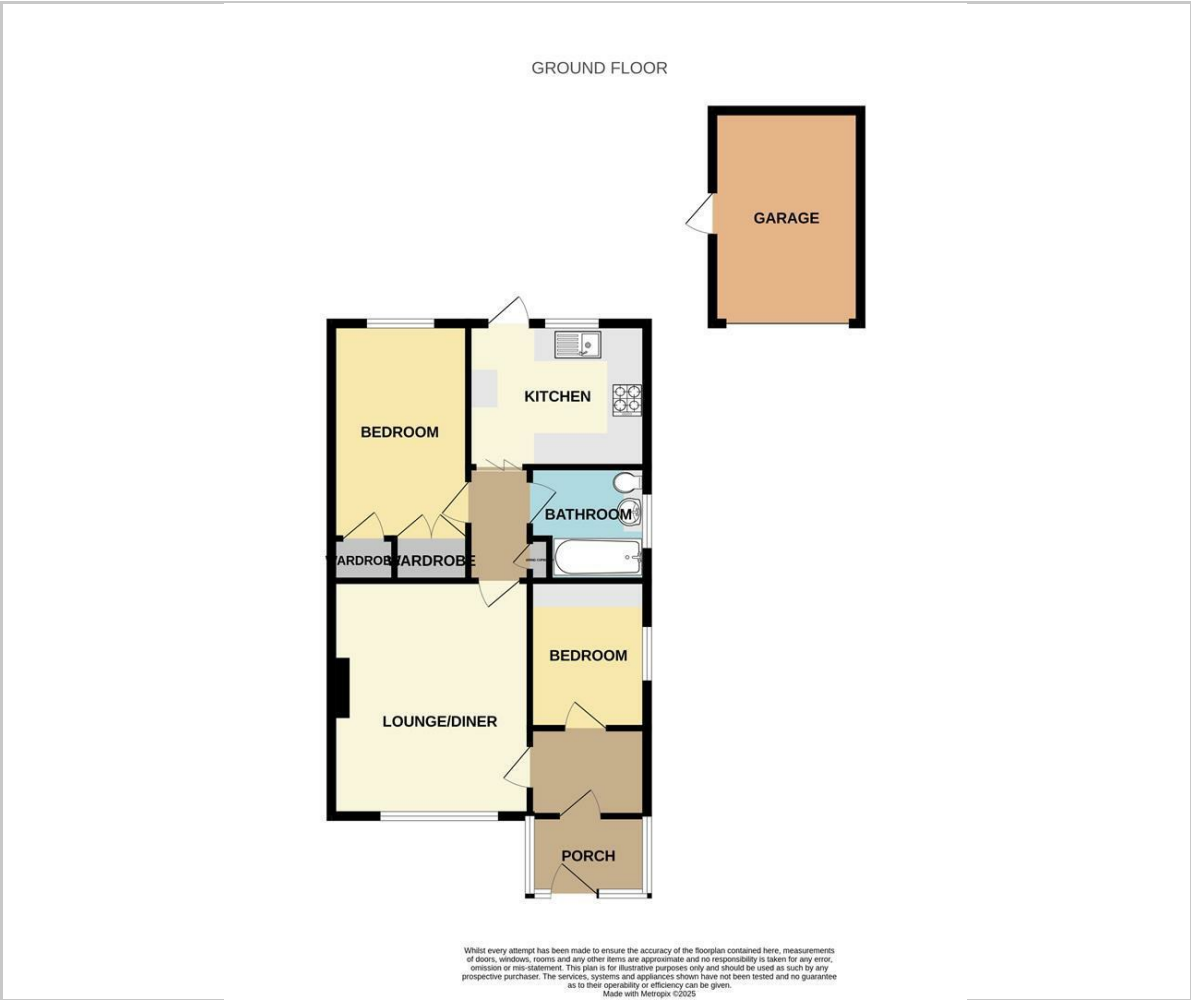
Detached Garage With Personal Door

Driveway





Floor Plan



Viewing

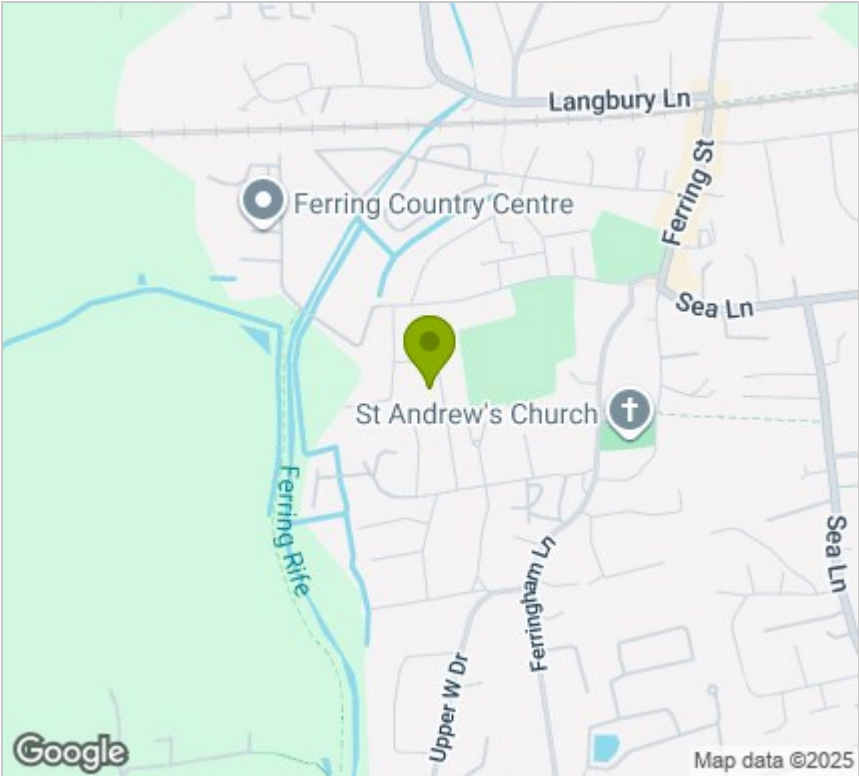
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

