



14 Foamcourt Waye
, Ferring, BN12 5RD

Guide price £500,000

Freehold Council Tax Band E



**** Guide Price £500,000 - £525,000 ****

We are delighted to offer for sale this deceptively spacious detached bungalow, ideally situated in a highly sought after position within South Ferring.

The accommodation comprises entrance hall leading to a dining room with feature fireplace and sliding doors opening onto patio area, as well as a bright dual aspect living room. There are two double bedrooms, both enjoying fitted wardrobes, a well appointed kitchen/breakfast room with a range of base and eye level units, a modern fitted shower room, and a separate W/C.

In addition, there is access to a carpeted loft room with a Velux window, accessed via a pull down loft ladder, ideal for use as a hobbies room or additional storage space. This area also offers scope for further improvement or conversion, subject to the necessary planning consents.

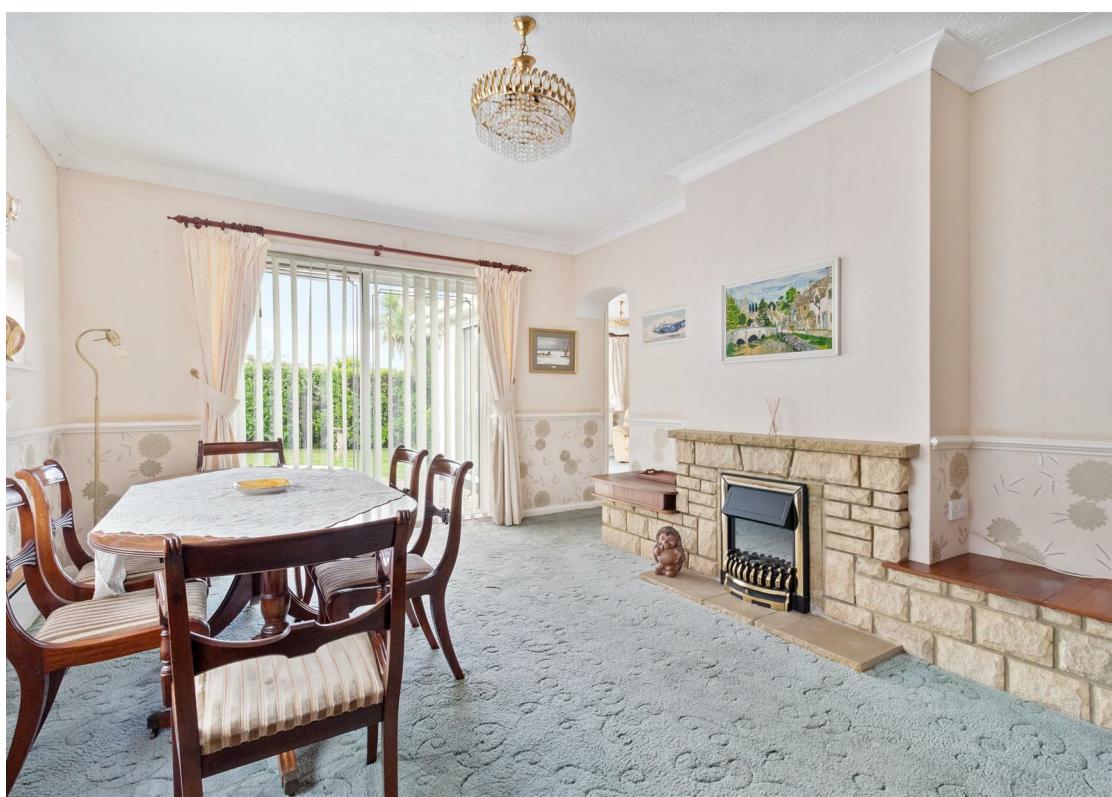
Externally, the property occupies a generous plot with a beautifully kept front lawn and a driveway providing off road parking for multiple vehicles, leading to a garage with an up and over door and personal side access to the garden. The rear garden offers a high degree of privacy and is mainly laid to lawn with a patio seating area and a profusion of mature trees and shrubs.

While requiring modernisation, the property offers exciting scope to create a fantastic family home through refurbishment, extension or loft conversion (subject to the necessary planning consents).

Further benefits include gas fired central heating, double glazing, and the property is being offered for sale with no forward chain.

Spacious Entrance Hall

Fitted Kitchen/Breakfast Room
12'6 x 9'2 (3.81m x 2.79m)





Dining Room With Sliding Door To Front Patio
17'7 x 11'11 (5.36m x 3.63m)



Dual Aspect Living Room
14'8 x 11'11 (4.47m x 3.63m)

Bedroom With Fitted Wardrobes
12'5 x 11'5 (3.78m x 3.48m)

Bedroom With Fitted Wardrobes
12'6 x 10'1 (3.81m x 3.07m)

Garage With Up & Over & Personal Door
20'2 x 9'3 (6.15m x 2.82m)



Floor Plan



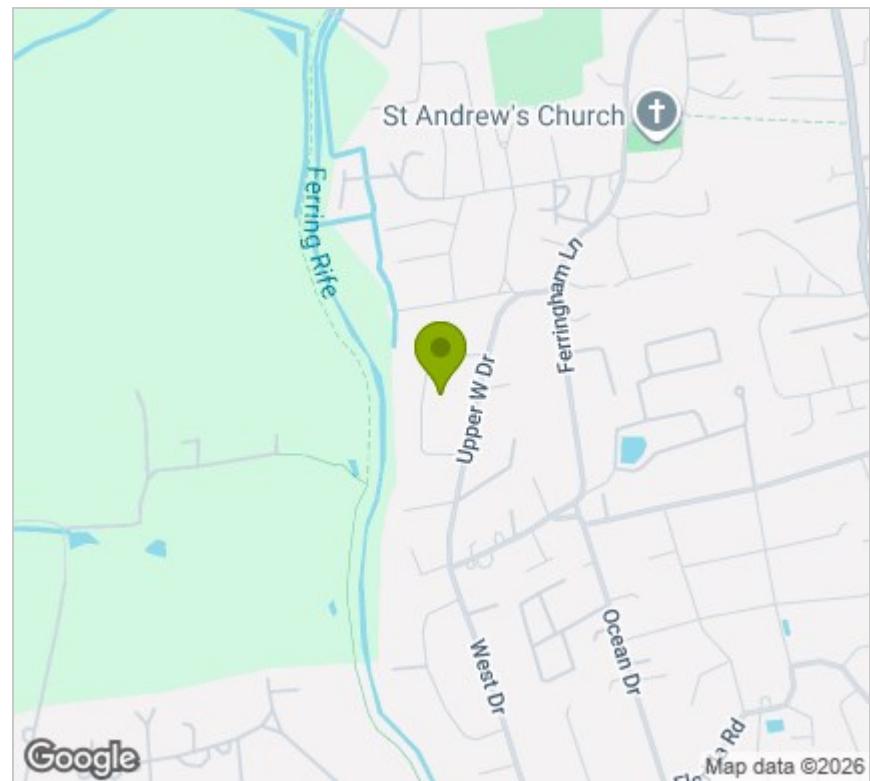
Viewing

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

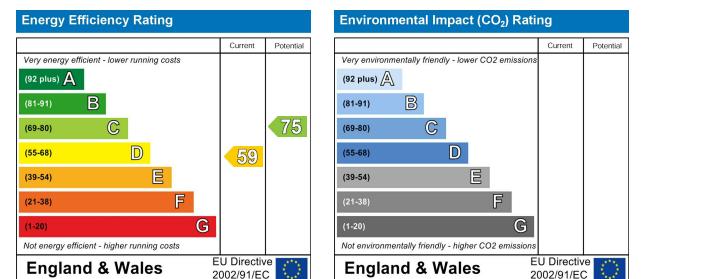
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Area Map



Energy Efficiency Graph



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