



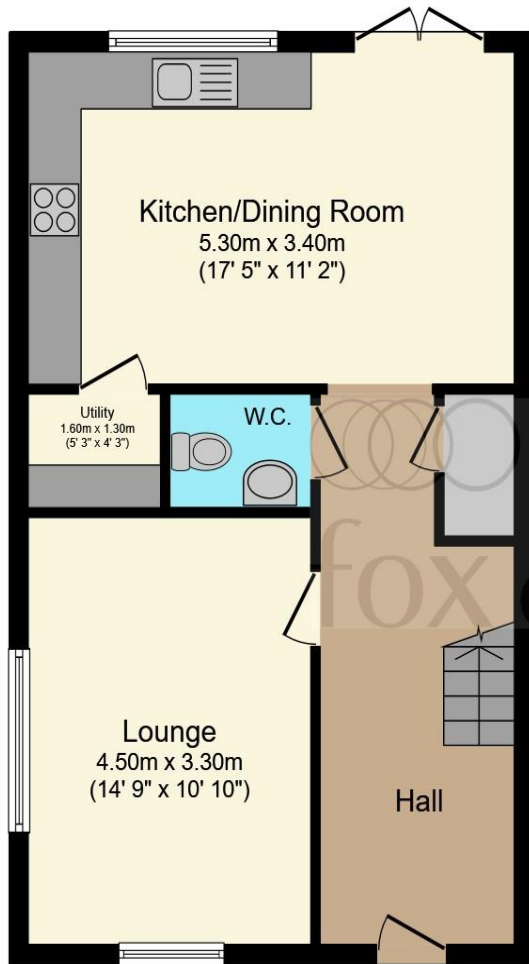
**Bennett Gardens, Ferring Worthing BN12 6FL**

**welcome to**

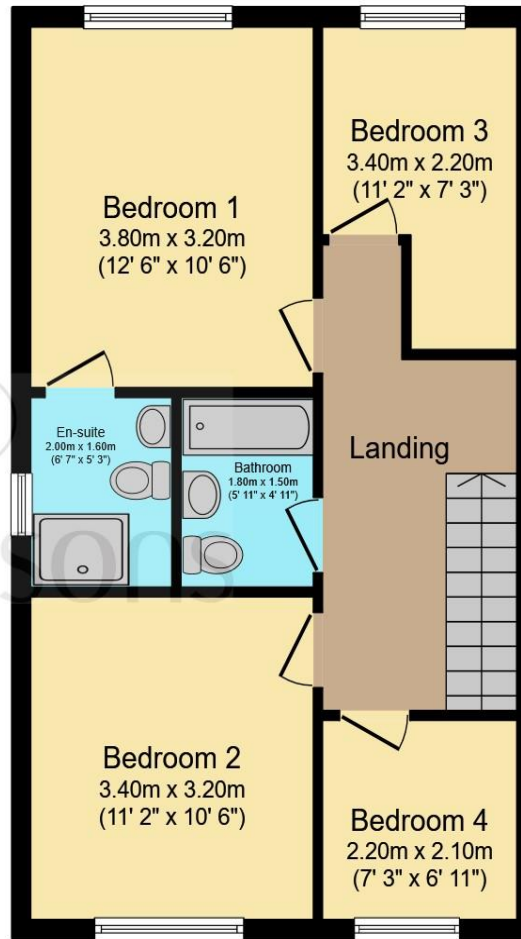
**Bennett Gardens, Ferring Worthing**

Fox and Sons are delighted to bring to market this four property in Ferring. In brief the property consists of lounge, open plan kitchen/diner, and utility room. Downstairs w.c, four bedroom, the master with en-suite and family bathroom. In addition a rear garden, garage and off road parking.





**Ground Floor**



**First Floor**

Total floor area 103.4 sq.m. (1,113 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Hallway**

**Lounge**

14' 9" x 10' 10" ( 4.50m x 3.30m )

**Kitchen/diner**

17' 5" x 11' 2" ( 5.31m x 3.40m )

**Utility Room**

5' 3" x 4' 3" ( 1.60m x 1.30m )

**Downstairs Cloakroom**

**Bedroom One**

12' 6" x 10' 6" ( 3.81m x 3.20m )

**En-Suite Shower Room**

**Bedroom Two**

11' 2" x 10' 6" ( 3.40m x 3.20m )

**Bedroom Three**

11' 2" max x 7' 3" ( 3.40m max x 2.21m )

**Bedroom Four**

7' 3" x 6' 11" ( 2.21m x 2.11m )

**Family Bathroom**

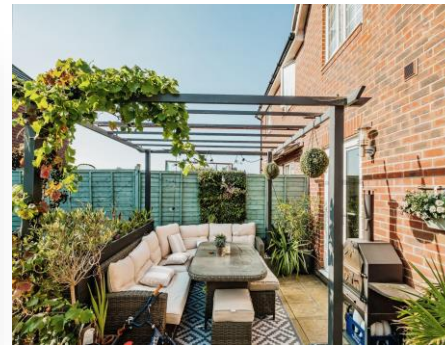
welcome to

## Bennett Gardens, Ferring Worthing

- MODERN PROPERTY
- OPEN PLAN KITCHEN/ DINER
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: B

**£475,000**



**view this property online** [fox-and-sons.co.uk/Property/WWO105442](https://fox-and-sons.co.uk/Property/WWO105442)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WWO105442 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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