



Cissbury Road, Ferring Worthing BN12 6QL

welcome to

Cissbury Road, Ferring Worthing

Detached bungalow in a popular residential location of Ferring. In brief the property comprises of an open plan lounge/diner, kitchen, three bedrooms, utility room, bathroom and separate w.c. Additional benefits include private south facing rear garden, off road parking and a garage.





Entrance Porch

Lounge

16' 6" x 12' 3" (5.03m x 3.73m)

Dining Room

13' 9" x 10' 8" (4.19m x 3.25m)

Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Three

11' 3" x 11' 2" (3.43m x 3.40m)

Utility Room

14' 1" max x 10' 5" max (4.29m max x 3.17m max)

Bathroom

Separate W.C

Garage

20' x 7' 10" (6.10m x 2.39m)

Total floor area 132.4 m² (1,426 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.

welcome to

Cissbury Road, Ferring Worthing

- DETACHED BUNGALOW
- OPEN PLAN LOUNGE / DINER
- THREE BEDROOMS
- UTILITY ROOM / WORKSHOP
- SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WWO106744



Property Ref:
WWO106744 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01903 503906



WestWorthing@fox-and-sons.co.uk



21C Goring Road, Goring-By-Sea, WORTHING,
West Sussex, BN12 4AP



fox-and-sons.co.uk