

52A LITTLE PADDOCKS, SOUTH FERRING, BN12 5NH

£395,000



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52A Little Paddocks, Worthing, BN12 5NH

An opportunity to purchase a delightful character mid terrace house located within the most wonderful leafy semi rural setting in South Ferring. The charming interior features a good sized lounge leading to the conservatory with doors to the decking area, fitted kitchen with integrated appliances, downstairs WC / cloakroom, 2 first floor bedrooms and family bathroom. The house has lovely larger than average south aspect rear gardens, very pretty front gardens and a driveway with ample parking space.



PORCH

With stable front door and inner door to the entrance hall. Cupboard housing the Worcester gas fired boiler. Storage cupboard with gas meter.

ENTRANCE HALL

A roomy entrance hall with tiled floor. Double glazed window. Radiator. Wood paneled walls.

DOWNSTAIRS WC / CLOAKROOM

White suite with white gloss vanity unit with wash hand basin with mixer tap. WC. Tiled floor.

LOUNGE / LIVING ROOM *13'9" x 12'2" (4.2 x 3.71)*

A good sized lounge featuring an attractive iron fire place. Radiator. Under stairs storage cupboard. Wall light points. Tv point. Double glazed doors to the conservatory.



CONSERVATORY

13'8" x 7'9" (4.19 x 2.38)

A great addition to the property with views of the south aspect rear garden. Tiled floor. Radiators. Wall light points. Double glazed sliding doors to the decking area and gardens.



KITCHEN / BREAKFAST ROOM

9'3" x 9'1" (2.82 x 2.79)

A well fitted kitchen breakfast room with part tiled wall. A good range of units with stainless steel sink units and mixer, work surfaces with cupboards and drawers and wall units. Double glazed window. Integrated Neff gas hob and oven and integrated extractor. Integrated fridge freezer. Space for a breakfast table. Plumbing for dishwasher.



FIRST FLOOR LANDING

Loft hatch. Radiator.

BEDROOM 1

11'6" x 9'0" (3.53 x 2.75)

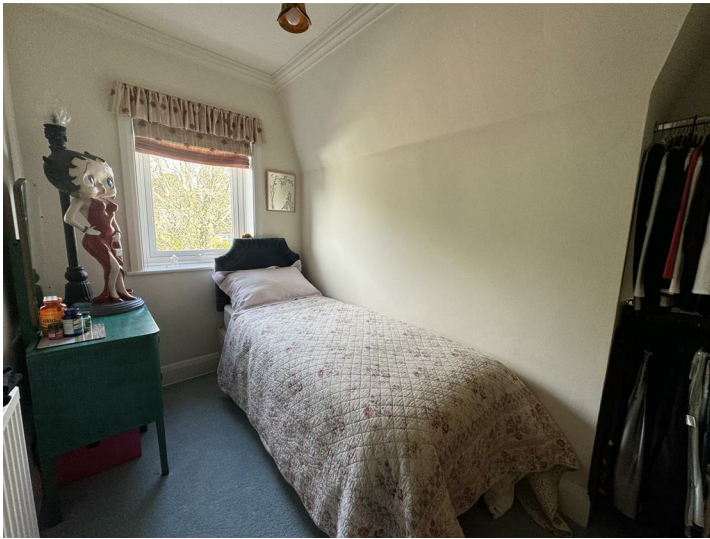
A good sized double bedroom. Built in shelved airing cupboard with radiator. A range of fitted wardrobes along one wall with sliding doors. Double glazed windows.



BEDROOM 2

10'7" x 5'8" (3.24 x 1.75)

Radiator. Double glazed window.



BATHROOM

7'2" x 6'10" (2.20 x 2.10)

Fully tiled and featuring a white suite comprising a corner bath with mixer tap and Mira shower unit. Vanity unit with wash hand basin and mixer with cupboards and drawers. Double glazed window. Mirrored cabinet. WC Radiator. Extractor.



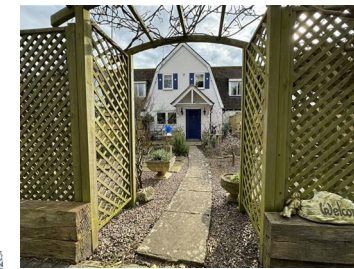
SOUTH ASPECT REAR GARDEN

The house has a delightful and intriguing predominately south aspect rear garden, larger than average as the current owner purchased additional garden from her neighbours to form a " T shaped garden ". Laid partly to lawn with well stocked flower and shrub borders. Good sized patio decking area.



FRONT GARDEN

The very pretty front garden is also a delight filled with plants and shrubs.



DRIVEWAY & PARKING

Approached through double wooden gates the parking area in front of the house is huge. Providing ample parking and turning space.



LITTLE PADDOCKS

An small annual charge is made to residents of Little Paddocks. We are advised by the sellers that it is currently £170 per annum (due 1st Jan) and goes towards maintenance of bye-ways and communal gardens.





COUNCIL TAX BAND C

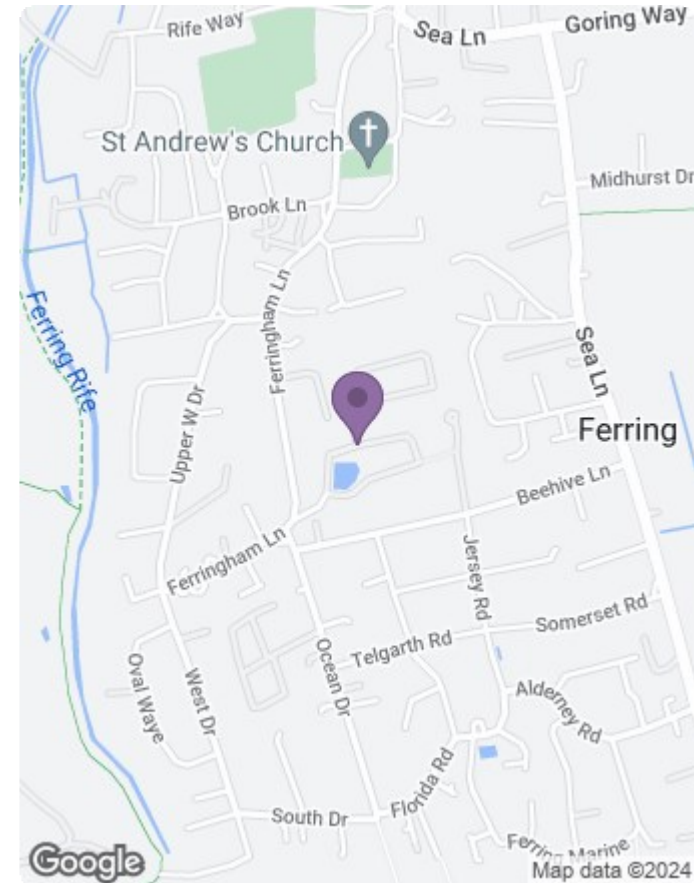




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All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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