

38 OCEAN DRIVE, SOUTH FERRING, BN12 5QP
£950,000



— *Mark* —
OLIVER

FERRING
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— *Sales and Lettings* —

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38 Ocean Drive, BN12 5QP

We are delighted to offer for sale this fabulous and beautifully presented detached bungalow. Situated on a wonderfully large plot in a prime location and just a short stroll from South Ferring beach. Full of charm and character the bungalow is superbly appointed combining cool inspired style and design with great living space throughout. The spacious bright and roomy accommodation features a west aspect lounge with doors to the rear gardens and a very large luxurious fitted kitchen diner with integrated appliances. There are 3 bedrooms, the master suite includes a dressing room and en suite shower room. The property has a fantastic large mature secluded west aspect rear garden and and to the front is the in and out drive way and ample off road parking with remote controlled double driveway gates. Viewing is highly recommended. Sole Agent.



PORCH

With attractive composite part glazed front door.

ENTRANCE HALL

A spacious entrance hall with oak flooring. Loft hatch. Double glazed window. Spot lighting. Radiator.



LOUNGE

16'9" x 12'3" (5.13 x 3.74)

A dual aspect lounge with double glazed window and sliding patio doors with electric remote controlled blinds. Oak flooring. Part glazed door to the entrance hall. Spot lighting with dimmers.



KITCHEN DINING ROOM

14'8" x 17'2" (4.49 x 5.24)

A tremendous wow factor kitchen dining room featuring an impressive range of units with Dekton working surfaces supplied and fitted by Colliers Of Worthing. Units include double bowl sink units with an extensive array of cupboards and drawers including a corner carousel and central island / breakfast bar. Integrated Neff appliances including 2 ovens, fridge, dishwasher, freezer, electric induction hob and extractor. Wall cupboards and shelving. Additional light into the room is provided by a roof light which is operated by remote control. Work top lighting. Karndean flooring. Double glazed window with smoked glass mirror effect splash back. Spot lighting with dimmers. Space for a large table and chairs. Double glazed sliding patio doors with electric remote controlled blinds.



UTILITY ROOM

6'10" x 5'0" (2.087 x 1.534)

Glo Worm gas fired boiler fitted to a high pressure water tank. Work surface and wall cupboards. Plumbing for washing machine and space for tumble dryer.

MASTER BEDROOM SUITE

15'7" x 14'2" (4.75 x 4.32)

A large master bedroom suite with separate dressing room and ensuite. Two radiators. Dual aspect with double glazed windows. Venetian blinds.



DRESSING ROOM

7'7" x 8'11" (2.33 x 2.74)

With fitted shelving and hanging rails. Radiator. Double glazed window. Venetian blind.



EN SUITE SHOWER ROOM

7'4" x 8'11" (2.26 x 2.74)

A good sized en suite shower room with large shower enclosure with glass screen and fitted rain shower and hand held spray. Tiled wall. Vanity unit with his and hers basins with splash back. Shaver point. Fitted mirror. Radiator. Karndean flooring. Double glazed window with Venetian blind. Roca WC. Spot lighting. Extractor. Chrome heated towel rail.



BEDROOM 2

9'7" x 13'2" (2.94 x 4.03)

Radiator. Double glazed window.



BEDROOM 3 / STUDY

7'5" x 13'2" (2.28 x 4.03)

Radiator. Double glazed window with blind.



FAMILY BATHROOM / SHOWER ROOM

5'10" x 6'11" (1.78 x 2.11)

Tiled shower enclosure with glass screens and rain shower. WC. Spot lighting. Wash hand basin with tiled splash back. Chrome heated towel rail. Shaver point. Mirrored cabinet. Double glazed window with Venetian blind. Extractor. Karndean flooring.



REAR GARDENS

The large west facing secluded rear garden is undoubtedly an outstanding feature of the property and laid mainly to lawn and brimming with a huge array of lovely mature flowers and shrubs. Intriguing pathways meander around the large fish pond to a shaded seating area. Side gate. Outside lighting.



FRONT GARDENS

A really pretty front garden with lawn with beautiful lavender and hedging to provide a high level of discreet privacy from the road side.



PARKING & IN AND OUT DRIVEWAY

An immaculate in and out drive way accessed via electric remote controlled double wood five bar gates. There is ample car parking space.



SOUTH FERRING BEACH

South Ferring beach and the Bluebird Cafe are just a short stroll away.



COUNCIL TAX BAND D

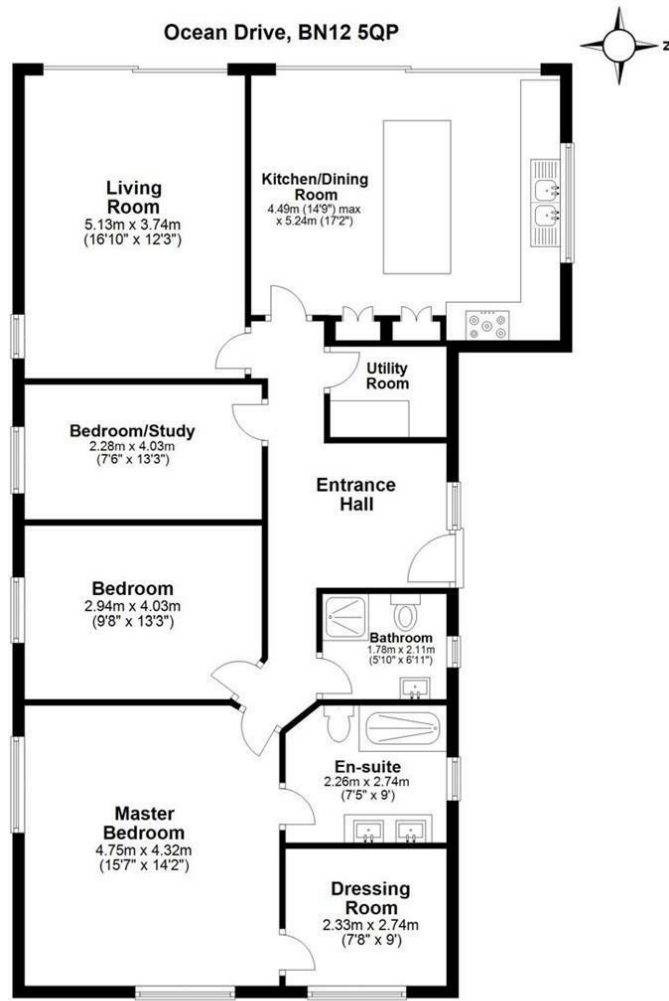
SEA BREEZE





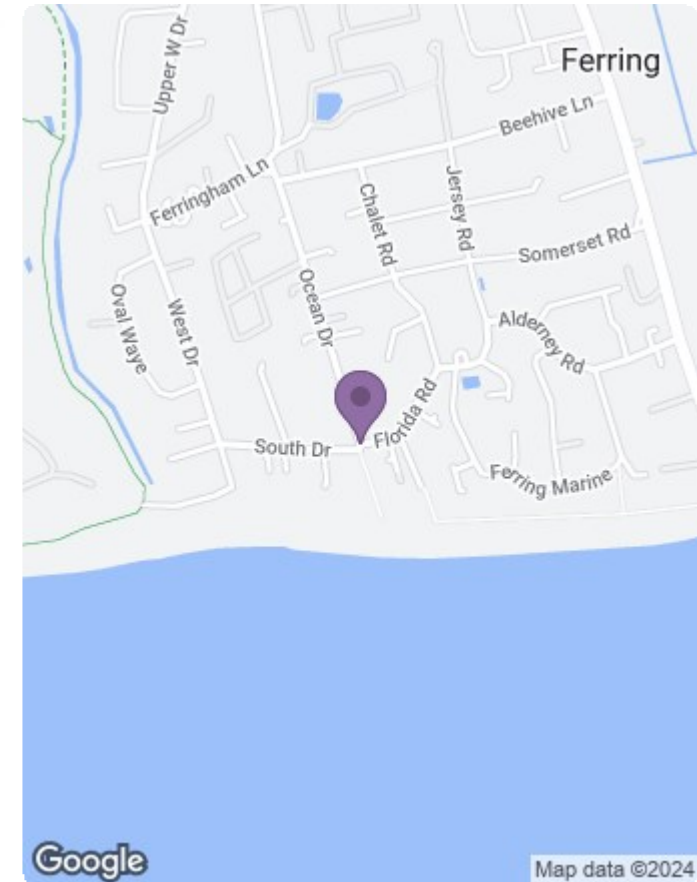


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Total area: approx. 118.9 sq. metres (1279.6 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 79 |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | 64 |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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