

8 SOUTH DRIVE, SOUTH FERRING, BN12 5QS

GUIDE PRICE £650,000



## ENTRANCE HALL / PORCH

9'5" x 7'1" (2.89 x 2.17)

Front door. Double glazed windows. Stable door to the lounge. Radiator.

## LOUNGE

14'0" x 15'4" (4.28 x 4.68)

Dual aspect with double glazed windows. Featuring an attractive fireplace. Radiator. Sliding doors to the dining room.

## DINING ROOM

9'1" x 15'9" (2.77 x 4.82)

Double glazed windows. Two radiators.

## INNER HALL

Loft hatch with ladder.

## LOFT SPACE

10'7" x 10'8" (3.23 x 3.26)

Boarded with velux window and currently used for storage. Loft ladder.

## KITCHEN / BREAKFAST ROOM

11'5" x 12'3" (3.48 x 3.74)

A well fitted Kitchen with a good range of units and working surfaces with breakfast bar. Integrated hob oven, extractor, fridge, freezer and washing machine. Double glazed windows. Part tiled walls. Cupboard housing the gas fired Worcester boiler. Radiator. Double glazed windows. Spot lighting. Door to the conservatory.

## CONSERVATORY

6'6" x 14'3" (2 x 4.36)

Tiled floor. Double glazed sliding door to the rear gardens.

## BEDROOM 1

11'6" x 9'3" (3.53 x 2.84)

Radiator. Double glazed window with dual aspect. Built in fitted cupboards and wardrobes.

## ENSUITE SHOWER ROOM

5'0" x 3'7" (1.531 x 1.098)

Tiled with fitted shower. Wash hand basin WC. Radiator. Double glazed window.

## BEDROOM 2

11'7" x 9'1" (3.54 x 2.79)

Radiator. Double glazed window. Built in cupboards.

## BATHROOM

6'9" x 6'2" (2.08 x 1.90)

Tiled walls. Paneled bath with fitted shower. Wash hand basin. WC. Double glazed window. Radiator.

## REAR GARDEN

An attractive well enclosed rear garden being laid mainly to lawn with borders and paved patio. Summer house. Side entrance. Outside tap. Door to garage.

## FRONT GARDEN

A very pretty front garden, laid mainly to lawn with flower and shrub borders. Pathways and side gate.

## DRIVE & GARAGE

18'4" x 8'3" (5.61 x 2.53)

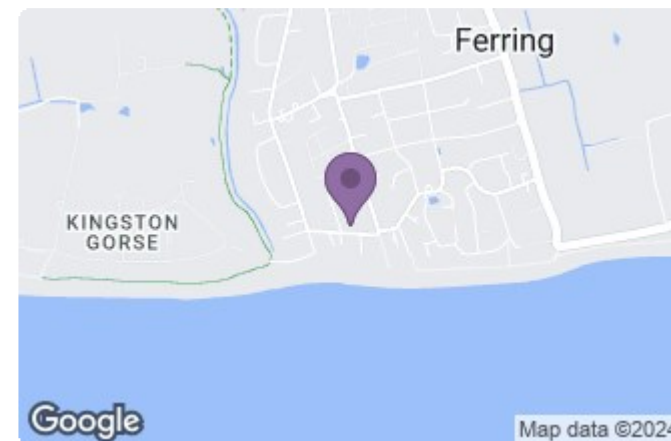
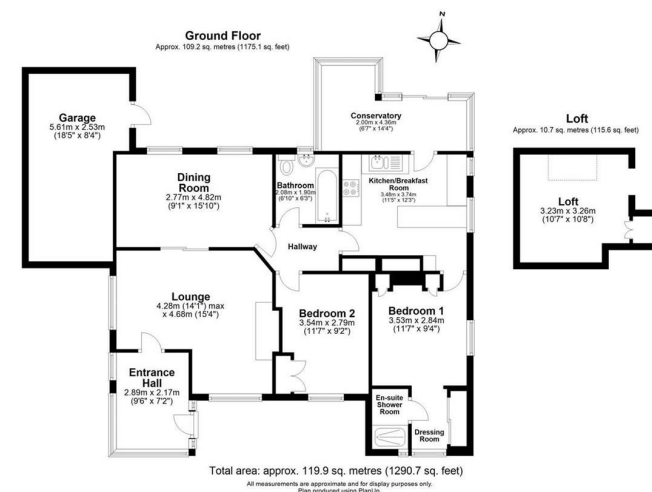
Lots of off road parking with driveway leading to the garage. Power and lighting. Roller door.

## THE BEACH

The fantastic South Ferring beach with far reaching views along the coast.

## COUNCIL TAX BAND D

## STREET VIEW



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.



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