

8 SOUTH DRIVE, SOUTH FERRING, BN12 5QS
GUIDE PRICE £595,000



— *Mark* —
OLIVER

FERRING
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OLIVER

8 South Drive, BN12 5QS

Mark Oliver Estate Agency is delighted to offer for sale this fabulously charming and enchanting detached bungalow in need of modernisation and updating situated on a wide plot in South Ferring. The outstanding location is just one row back from the beach with the sea just a few minutes walking distance away. The view along the coastline stretches as far as the eye can see from the Isle of Wight to the West and Worthing and Brighton to the East. The area also has superb walking and cycling country and just short stroll from the Blue Bird beach cafe. This is a prime residential location and yet within easy reach of local shopping facilities, mainline railway station at Goring By Sea and approximately 45 minutes by car to Gatwick Airport. Viewing is highly recommended. SOLE AGENT.



ENTRANCE HALL / PORCH 9'5" x 7'1" (2.89 x 2.17)

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



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.



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.



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.



CONSERVATORY

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

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



DINING ROOM

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

Double glazed windows. Two radiators.

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.



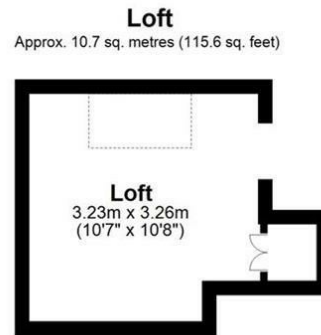
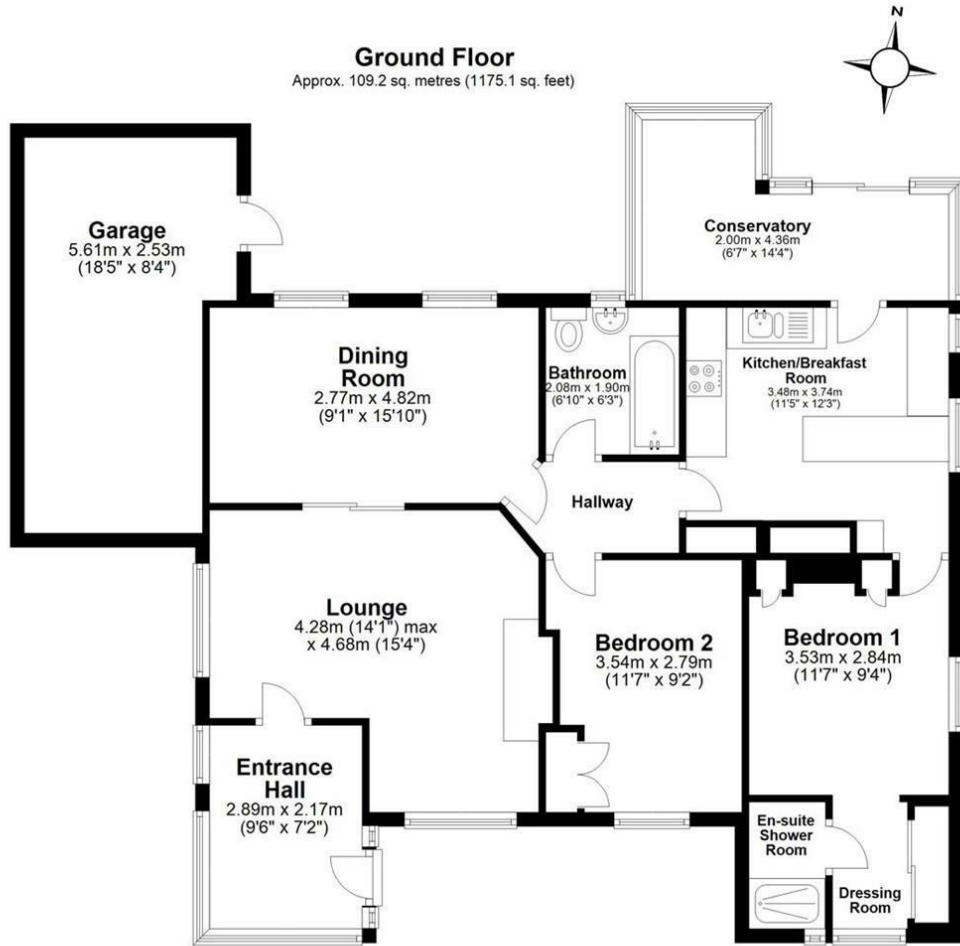


COUNCIL TAX BAND D

STREET VIEW

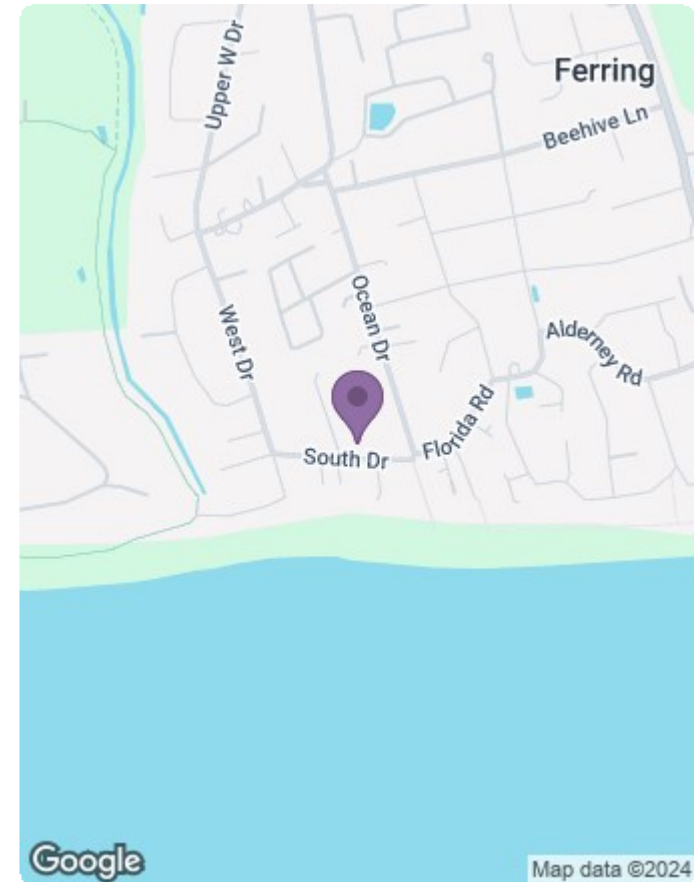






Total area: approx. 119.9 sq. metres (1290.7 sq. feet)

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			
(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	

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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