

6 LANGBURY LANE, FERRING, BN12 6PU
£525,000



— *Mark* —
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01903 503111

— *Sales and Lettings* —
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6 Langbury Lane, Worthing, BN12 6PU

Mark Oliver Estate Agency are delighted to present to the market an exceptional detached bungalow with great kerb appeal. Located in a fantastic position within a few minutes walk of the village centre shops. The accommodation is bright and spacious and the layout flows beautifully. Featuring a south aspect lounge, well fitted kitchen breakfast room, very large conservatory, separate WC / Utility, 2 double bedrooms with fitted bedroom furniture and a family shower room / bathroom. The lovely secluded rear garden is laid mainly to lawn with well stocked mature borders and to the front is a well presented front garden with flower borders, trees and shrubs. Big driveway with lots of off road parking and turning space and an attached garage and workshop. CHAIN FREE. SOLE AGENT



PORCH

Upvc double glazed front door. Outside lighting.

ENTRANCE HALL

A bright spacious entrance hall. Built in cloaks cupboard and built in airing cupboard with radiator. Loft hatch. Radiator. Thermostat.

LOUNGE

20'2" x 14'0" (6.167 x 4.270)

A lovely south aspect lounge featuring an attractive fireplace and double glazed bay window. Tv point. 2 Radiators.



FITTED KITCHEN BREAKFAST ROOM

12'4" x 12'2" (3.769 x 3.729)

The well fitted modern kitchen features an excellent range of work tops, cupboards, drawers and wall cupboards. Sink unit with mixer tap. Integrated appliances including oven, dishwasher and hob. Space fridge freezer Double glazed dual aspect window with blinds. Radiator. Door the the conservatory.



CONSERVATORY

23'3" x 11'5" (7.105 x 3.505)

This is a very large conservatory running the width of the property. A really super place to lounge around or use as a dining room and admire the pretty rear gardens. Laminate flooring. Double glazed windows and blinds. 2 Radiators. Doors to the rear gardens.



WC / UTILITY ROOM

Wash hand basin. Heated towel rail. WC. Plumbing for washing machine. Cupboard. Laminate flooring. Double glazed window with blind.



BEDROOM 1

13'10" x 13'1" (4.223 x 4.012)

A good sized master bedroom with double glazed doors with blinds leading to the patio and rear gardens. A great range of fitted wardrobes. Radiator.



BEDROOM 2 *15'3" x 12'5" (4.649 x 3.797)*
A good sized second bedroom featuring a double glazed bay window. The rooms has an exceptional range of fitted bedroom furniture with cupboards, wardrobes, drawers and dressing table. Radiator.



SHOWER ROOM / BATHROOM

8'3" x 8'0" (2.537 x 2.454)

With tiled walls the bathroom has a large fitted shower enclosure with fitted Mira shower. Vanity unit with wash hand basin and cupboards and drawers. WC. Electric heater. Radiator. Double glazed windows. Extractor. Wall cupboards. Mirrored cabinet.



REAR GARDEN

The very attractive and secluded rear garden is laid mainly to lawn with mature flower and shrub borders. Paved patio. Outside lighting. Outside tap. Door to the learn to and garage.



FRONT GARDEN

The bungalow has great kerb appeal, being well set back from Langbury Lane. The front gardens are well maintained and lawn to lawn with flower and shrub borders.



GARAGE

17'3" x 7'11" (5.28 x 2.42)

Attached garage with remote up and over door. Leading through the garage is a very useful lean to, approx 3.5 X 2.5 with the door to the rear gardens.

DRIVEWAY

Ample off road car parking and turning space for numerous cars.





COUNCIL TAX BAND E





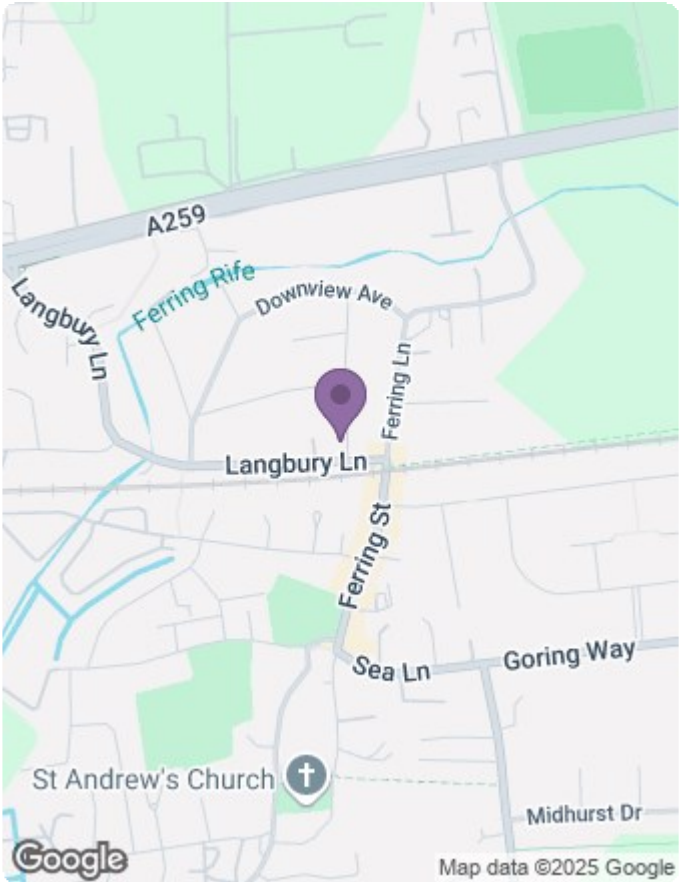
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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		
	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	