

32 LANGBURY LANE, FERRING, BN12 6PU
£415,000



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2 Ocean Parade, Ferring, West Sussex, BN12 5QQ

32 Langbury Lane, Ferring, BN12 6PU

An opportunity to purchase a delightful detached home full of charm and character. The property lends itself to some modernisation and updating providing a unique chance for a buyer to develop and put their own stamp on the property. Accommodation features a lounge, dining room and large kitchen diner plus a bedroom / sitting room on the ground floor and a ground floor bathroom. Upstairs is the main bedroom and a shower room with WC. The property lies on a good sized plot and to the rear the gardens are paved and include extensive outbuildings which would be ideal as a home office or studio. To the front is lots of off road parking. CHAIN FREE SOLE AGENT.



ENTRANCE PORCH

7'4" x 7'1" (2.24 x 2.17)

Upvc double glazed front door and windows. Part glazed inner door.



LOUNGE

11'11" x 15'10" (3.65 x 4.85)

A good sized lounge with an attractive fireplace. Fitted cupboards. Dual aspect with upvc double glazed windows and dual aspect. Radiator.



DINING ROOM

13'0" x 9'10" (3.97 x 3)

Wirth space for a dining table and chairs. Stairs to first floor. Radiator. Upvc double glazed windows and dual aspect.



INNER HALL

Built in cloaks cupboard. Under stairs cupboard.

BEDROOM 2 / SITTING ROOM

10'11" x 9'5" (3.33 x 2.89)

Currently a sitting room but would also make a bedroom. Upvc double glazed windows and dual aspect. Radiator.

KITCHEN DINING ROOM

14'1" x 18'2" (4.31 x 5.56)

A very good sized room with part tiled walls and a good range of fitted units. Integrated Creda electric hob. Integrated Tricity double oven. Dual aspect with upvc double glazed windows. Walk in pantry / larder / storage cupboard. Plumbing for washing machine. Space for a breakfast table. Upvc double glazed door to the rear garden. 2 Radiators.



GROUND FLOOR BATHROOM

With tiled walls. Panelled bath. Shower enclosure with fitted shower. Vanity unit with wash hand basin and WC. Storage cupboard. Upvc double glazed window. Radiator.





FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM 1

10'5" x 13'1" (3.20 x 3.99)

Built in wardrobes. Upvc double glazed windows. Radiator. Views of Highdown hill.



SHOWER ROOM & WC

Tiled walls. Shower enclosure with fitted shower. Wash hand basin and WC. Upvc double glazed window. Shelved airing cupboard. Cupboard housing the Main gas fired boiler.



REAR GARDENS

The rear gardens are paved for easy maintenance. Brick built work shop (we are advised this was previously a garage) plus an outbuilding which could make a home office or studio. Double gates at the side, to the front driveway. Side gate.



OUTBUILDINGS 1

11'6" x 5'6" (3.51 x 1.7)



OUTBUILDINGS 2

19'1" x 14'8" (5.84 x 4.49)

We are advised part of this area was previously the garage.

COUNCIL TAX BAND D



FRONT GARDENS

With flower and shrub borders.

DRIVEWAY

A large driveway provides lots off road parking.

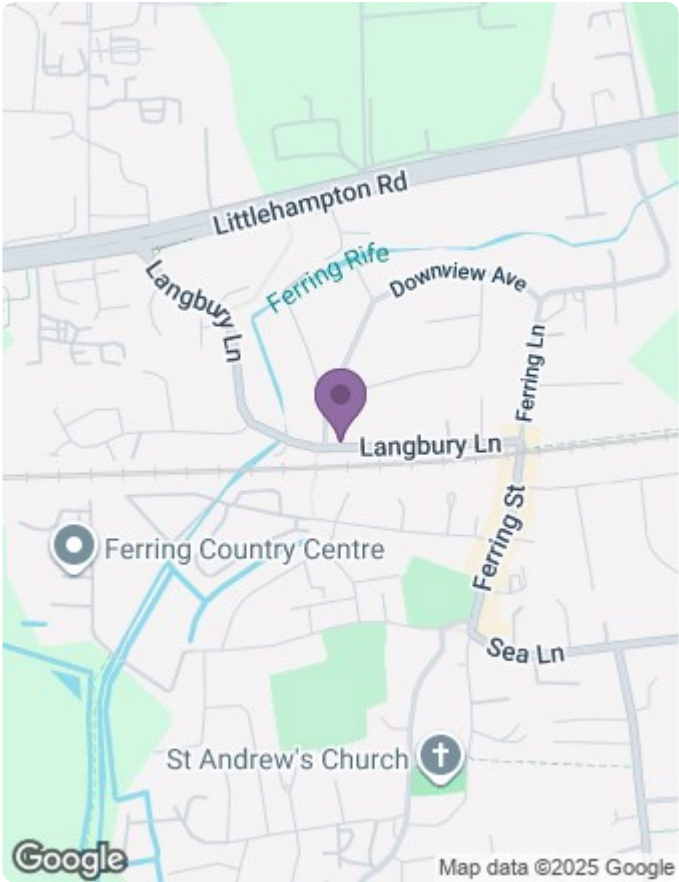








Total area: approx. 114.6 sq. metres (1234.0 sq. feet)



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	