



Ansisters Road, Ferring



PCM
£2,750 PCM

- Detached House
- Four Bedrooms
- 22' Kitchen/Dining Room
- South Ferring Location
- Close to local shops and beach
- EPC Rating - D
- Two Bath/Shower Rooms
- Secluded Gardens
- Large Garaging
- Viewing Essential

ROBERT LUFF & CO proudly presents a Detached Character House, now available for rent in the highly coveted area of South Ferring. Nestled within a sought-after locale, this residence boasts an enviable proximity to the beach, merely a little over half a mile away. Adding to its appeal, an array of local shops, restaurants, cafes, schools, and various amenities are conveniently situated nearby, enhancing the ease of daily living for prospective tenants.

The property itself offers charm and space, offering a well-designed layout that encompasses a welcoming reception hall and a convenient cloakroom/w.c. With a triple aspect living and sitting room, complete with a wood burner, promises comfort and warmth. Additionally, the generously sized triple aspect kitchen/dining area along with the family room, accompanied by a utility room/study, cater to modern living needs.

Ascending to the first floor reveals Four Bedrooms, including a primary bedroom featuring an en-suite shower room/w.c. for added privacy and convenience. Completing this level is a further family bathroom/w.c., ensuring ample accommodation for a comfortable lifestyle.

Externally, the property delights with a well-proportioned garaging area complemented by an attached studio room, a charming summer house, and private gardens, creating spaces for relaxation and leisure.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Porch

double glazed obscured front door, double storage cupboard

Reception Hall

radiator, stairs to first floor, beamed ceiling

Cloakroom/w.c

low level w.c, obscured double glazed window, wash hand basin, wall mounted gas central heating boiler, radiator, beamed ceiling, cupboard and shelving

Living Room 14'10" x 12'4" (4.54 x 3.77)

feature fireplace with inset wood burner, double glazed bay window, beamed ceiling, tv point, radiator, opening through to

Sitting Room 11'0" x 10'10" (3.36 x 3.32)

double glazed windows and sliding doors overlooking and onto courtyard area, beamed ceiling, radiator

Kitchen/Dining Family Room 22'10" x 16'3" > 12'2" (6.97 x 4.96 > 3.72)

measurements to include fitted units and comprising of one and a half bowl sink with single drainer sink unit, range of units and drawers under and over the work top surfaces, built in oven, hob and extractor fan, under counter fridge and freezer, space for american style fridge/freezer, island unit, tall radiator, beamed ceiling, range of double glazed units and bi-folding doors providing a triple aspect and access to outside

Utility/Study 9'6" x 6'6" (2.89 x 1.99)

sink unit, plumbing and space for washing machine and tumble dryer, tall cupboard, beamed ceiling, two double glazed windows, under stairs storage

Split Level First Floor Landing

beamed ceiling and access to loft space

Master Bedroom 22'3" x 12'8" (6.8 x 3.88)

Maximum Measurements, comprehensive range of fitted wardrobes with hanging and shelving, chest of drawers, two radiators, two double glazed windows giving a double aspect, smooth ceiling with spotlights

En-suite Shower Room/w.c

Walk in shower cubicle, low level w.c, wash hand basin with cupboard below, part tiled walls, obscured double glazed window, radiator, smooth ceiling with spotlights

Bedroom Two 12'8" x 12'2" (3.87 x 3.72)

measurements are to include the built in double wardrobe, radiator, double glazed window, smooth ceiling

Bedroom Three 10'11" x 10'9" (3.33 x 3.29)

measurements are to include the built in wardrobe, velux window, double glazed window, smooth ceiling

Bedroom Four 9'8" x 8'2" (2.97 x 2.49)

maximum measurements and narrows in one corner, radiator, double glazed window

Bathroom/w.c

shower cubicle, bath, low level w.c, wash hand basin, part tiled walls, heated towel rail, spotlights, double glazed window

Outside

Gardens & Courtyard

which has been made private by fencing and mature shrubs and trees, mainly laid to lawn, patio area, flower and shrub borders, door to courtyard which is laid to paving with shingle borders

Summer House 8'4" x 6'3" (2.56 x 1.92)

double glazed opening doors, storage cupboards

Garage 26'8" x 10'2" (8.15 x 3.11)

with power and light, personal door to garden and an electric roller door

Studio Room 9'6" x 9'1" (2.90m x 2.77m)

Attached to the back of the garage, double glazed door, velux window, power and light



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

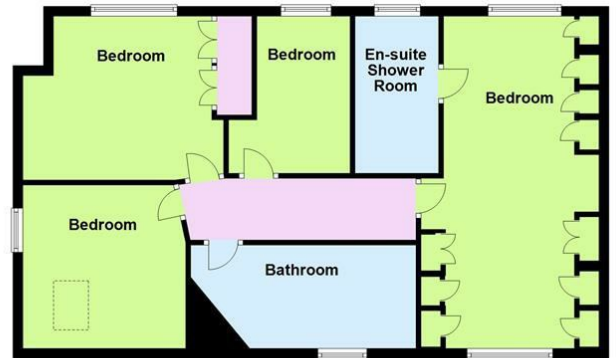
www.robertluff.co.uk

Floorplan

Ground Floor
Approx. 113.8 sq. metres (1224.7 sq. feet)



First Floor
Approx. 78.6 sq. metres (846.5 sq. feet)



Total area: approx. 192.4 sq. metres (2071.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.