



Ansisters Road, Ferring



Offers In Excess Of
£1,000,000
Freehold

- Detached House
- Four Bedrooms
- 22' Kitchen/Dining Room
- South Ferring Location
- Freehold
- EPC Rating - D
- Two Bath/Shower Rooms
- Secluded Gardens
- Large Garaging
- Viewing Essential

Robert Luff & Co are delighted to offer this Imposing Detached Character House situated in the sought after location of South Ferring. The beach can be found just over half a mile away and there are local shops, restaurants, cafes, schools and other amenities close by. The properties accommodation in brief comprises of reception hall, cloakroom/w.c, large triple aspect living & sitting room with wood burner, large triple aspect kitchen/dining and family room with utility room/study . On the first floor are Four Bedrooms with the master having an en-suite shower room/w.c, family bathroom/w.c. Outside is good size garaging with a studio room attached, summer house and private gardens. Internal Viewing is highly recommended to fully appreciate the location, size and condition of this property

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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 9'5" 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

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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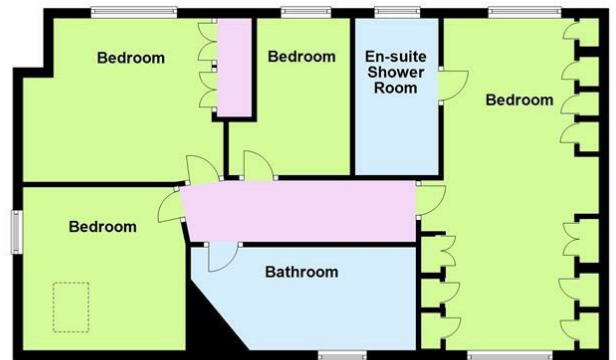
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Floorplan

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	

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