



## Littlehampton Road, Ferring

Asking Price  
**£650,000**  
Freehold

- Detached Bungalow
- South Garden
- Detached Garage
- Freehold
- Three Double Bedrooms
- Beautifully Finished
- EPC - C
- Council Tax Band - E

Robert Luff & Co are pleased to present this very spacious three double bedroom detached bungalow located in Ferring. The property is immaculately presented with a generous south facing rear garden and detached garage. The property benefits ample parking, generous living space and separate bathroom / W.C. There are views towards the downs and the potential to turn the garage into an annex or office space, the property must be seen to be appreciated, vendor suited.

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**Robert  
Luff & Co**  
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## Accommodation

### Porch

Part double glazed front door with double glazed windowdowns to both sides, storage space, access entrance hall.

### Entrance Hall

Part obscured double glazed front door, two storage cupboards offering hanging and shelving, loft access, parquet flooring.

### Lounge 13'3" x 14'10" (4.05 x 4.54)

Feature fireplace, double glazed window to side, radiator, full height double glazed french doors to conservatory with double glazed windows to both sides, further double glazed windowdown to side.

### Kitchen 11'10" x 11'5" (3.62 x 3.48)

Measurements to include built in units. Range of matching floor and wall units with quartz worktops, stainless steel sink with mixer tap and filtered water tap over, integrated fridge/freezer, chest height double oven, dishwasher, washing machine and four point halogen hob with extractor over, part double glazed door to side, double glazed windows to front and side, tiled floor, kick board heater.

### Bedroom One 13'4" x 14'11" (4.07 x 4.56)

Measurements to include a range of built in storage. Built in wardrobes offering hanging and shelving space, radiator, two double glaze windows to side and rear,

### Bedroom Two 10'0" x 12'0" (3.06 x 3.68)

Two double glaze windows to front and side, radiator.

### Bedroom Three 12'8" x 9'2" (3.88 x 2.80)

Full height double glazed french doors to conservatory, radiator.

### Bathroom

White bathroom suite, PVC panel bath with mixer tap, thermostatic shower and glass screen over, vanity unit with low level W.C and surface mounted wash hand basin with mixer tap over and storage below, heated towel rail, two obscured double glazed windows to front, tiled walls and floor.

### W.C

Low level W.C, wash hand basin with mixer tap over and storage below, obscured double glazed window to front, tiled walls and floor.

### Sun Room 21'7" x 12'7" (6.58 x 3.86)

Part brick and part double glazed construction, triple glazed windows to both sides, six meter bifold doors with fitted blinds to garden, electric fitted roof blinds, two radiators, porcelain tiled floor.

### Garage 24'8" x 10'8" (7.54 x 3.27)

Pitched tiled roof construction, part obscured double glazed door to garden with obscured double glazed window to side, double glazed velux window, power lighting, electric roller door, storage above.

### Rear Garden

South facing mainly laid to lawn, Indian sandstone patio, selection of trees, fenced surround, access to front of property via side gate.

### Front Garden

Driveway with parking for multiple cars, lawn area with low level retaining wall, gated access to rear garden and garage.



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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.