



Malcolm Close, Ferring

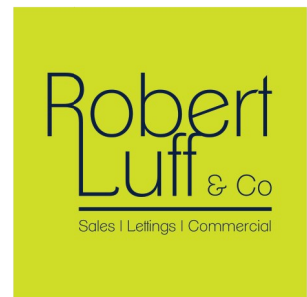


Asking Price
£550,000
Freehold

- Detached Family Bungalow
- Beautifully Finished Throughout
- Kitchen & Lounge / Diner
- Three Bedrooms
- South Facing Garden
- Garage
- End of Chain
- Freehold
- Council Tax Band - E
- EPC - C

A beautifully finished detached family bungalow ideally located in the heart of south Ferring close to local amenities. Accommodation offers entrance hall, kitchen, lounge / diner, three bedrooms and a family bathroom. Other benefits include a garage and a South facing garden.

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Accommodation

Porch

Obscured double glazed front door with obscured double glazed window to side, would effect flooring, internal glazed wooden door to hall.

Entrance Hall

Two built-in storage cupboards offering hanging space and shelving, loft access with pulldown ladder, radiator, wood effect flooring.

Lounge / Diner 24'8" x 11'4" (7.52 x 3.47)

Full height double glazed French doors to garden, two further double glazed windows to garden and side, two radiators, wood effect flooring.

Kitchen 10'9" x 11'5" (3.28 x 3.49)

Measurements to include built-in units, range of matching wall and base units with integrated fridge / freezer, dishwasher, electric oven with four point gas hob and extractor above, inset one and half bowl stainless steel sink with mixer tap over, freestanding washing machine, combi boiler housed in cupboard, part double glazed door to garden with further double glazed window to side, radiator, wood effect flooring.

Bedroom One 13'5" x 13'4" (4.10 x 4.08)

Double glazed window to rear, radiator.

Bedroom Two 10'9" x 10'1" (3.30 x 3.09)

Two double glazed windows to rear and side, radiator.

Bedroom Three 9'8" x 10'1" (2.97 x 3.09)

Measurements to exclude built in cupboard, built in storage cupboard offering hanging, double glazed window to side, radiator.

Bathroom 6'5" x 8'10" (1.96 x 2.70)

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

Garden

South facing and mainly laid to lawn, flower and shrub borders, fenced surround, access to rear of property and garage, rear garden section offering lawned area with raised flower bed, side gate giving access to drive.

Garage 27'2" x 8'11" (8.30 x 2.74)

Brick and wooden board felt roof construction, up and over main door with parking to front, power and lighting, personal door to garden, double glazed window to rear.

Front Garden

Hard standing with parking for multiple cars, access to garage.



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Ground Floor

Approx. 96.3 sq. metres (1037.0 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(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	

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.

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