



## Church Lane, Ferring



Asking Price  
**£750,000**  
Freehold

- Ferring Village Location
- Unique Opportunity
- Freehold
- Council Tax Band - B
- Three bath/shower rooms
- Conservation Area
- Three bedrooms
- EPC Rating - C
- Attractive Gardens
- Viewing Essential

Erebus is beautifully presented property situated in the heart of the sought after Village of Ferring between the South Downs and the Sea. The property has been modernised throughout and has many character features which are arranged as reception hall, superbly fitted Kitchen and dining area, triple aspect living room that over looks the wonderful landscaped rear gardens, ground floor bedroom, shower room/w.c and utility room. On the first floor is the Main Bedroom which has a Vaulted ceiling and an En-Suite Shower Room/w.c. Bedroom Two has a high ceiling with a picture window with views over the rear garden. There is also a bathroom/w.c. There is Gated access to the ample off road parking to the front of the property. Internal Viewing is essential to fully appreciate this wonderful house and location

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

### Reception Hall

accessed via front door and having radiator, wood flooring, two double glazed windows and under stairs storage cupboard with wall mounted gas fired central heating boiler, stairs to first floor and further door to:

### Luxury Fitted Kitchen/Dining Area 18'0" > 10'11" x 15'10" (5.49 > 3.34 x 4.84)

being a L-Shaped room and the measurements include the fitted units which comprise of one and a half bowl single drainer sink unit, comprehensive range of units and drawers over and under the marble work top surfaces. Fitted appliances include dishwasher, oven, grill, microwave, hob and extractor unit. There is also space for an American style fridge/freezer, double glazed windows, wood flooring and radiator

### Semi Vaulted Living Room 18'9" x 10'11" (5.72 x 3.35)

wood flooring, radiator, range of feature double glazed windows that overlook and access the garden

### Ground Floor Bedroom Three 13'4" x 8'0" (4.08 x 2.45)

wood flooring, double glazed window, radiator

### Ground Floor Shower room/u.c

Modern suite with walk in shower cubicle with wall mounted shower and tiled surround, low level u.c, wash hand basin and heated towel rail

### Utility Room

plumbing and space for washing machine, fitted cupboard and double glazed door onto rear garden

### First Floor Landing

which is in two parts and comprises of range of double glazed windows including a velux window, two radiators, range of storage cupboards and access to loft space with ladder

### Bedroom One 16'2" x 10'4" (4.94 x 3.157)

measurements do not include the range of fitted wardrobes with hanging and shelving. This room has a feature vaulted ceiling, double glazed windows and radiator, door to

### En Suite Shower Room/u.c

which comprises of Shower cubicle, wash hand basin with cupboard below, low level u.c with cupboards to sides and heated towel rail

### Bedroom Two 13'10" x 10'2" (4.24 x 3.11)

with vaulted ceiling range of windows including a feature arch window that overlooks the rear garden

### Bathroom/u.c

bath with wall mounted shower, low level u.c, wash hand basin, double glazed window and part tiled walls

### Outside

#### Gated Driveway

which has ample off road parking

#### Landscaped Rear Garden

which is a fine feature of the property and is mainly laid to lawn, numerous seating areas around the garden, mature shrubs and trees, raised well stocked borders, side access gate, summer house and STORAGE ROOM (20' (6.11m) x 6'8" (2.056m) that is divided into 3 areas and has two doors and power and light.

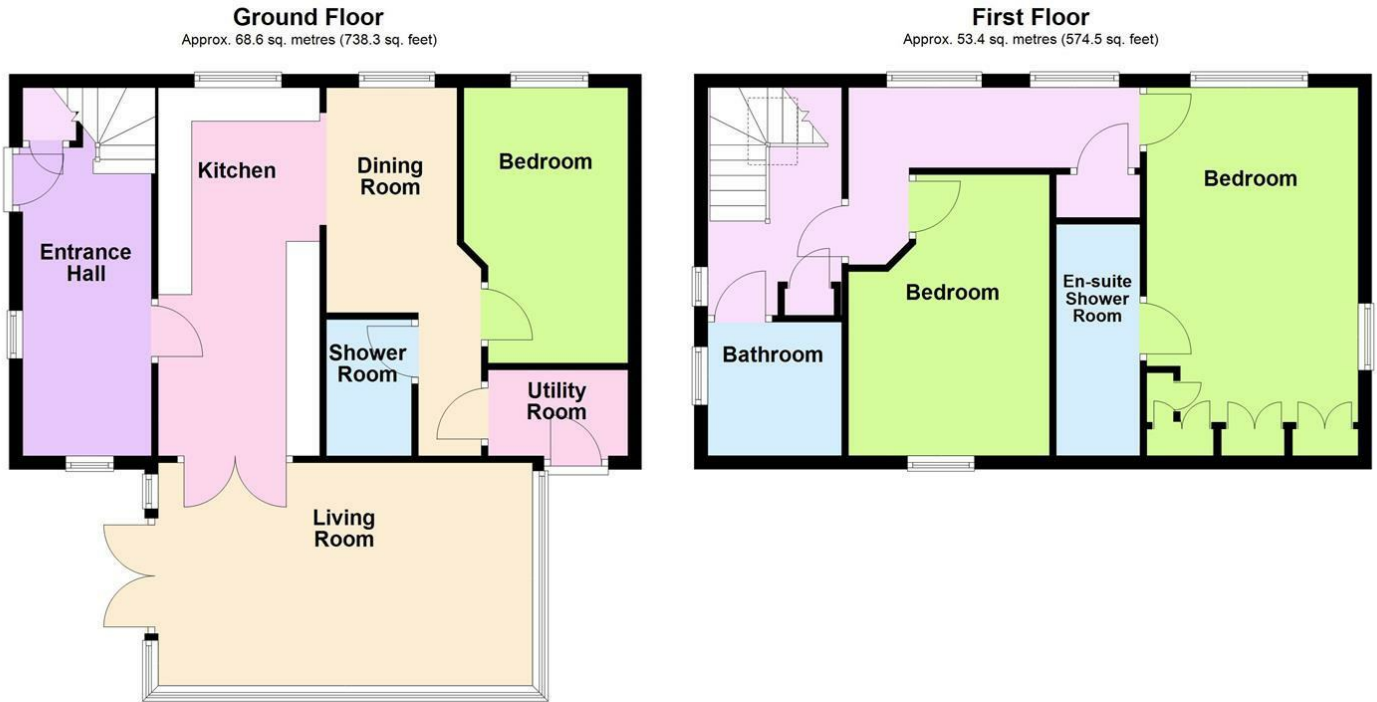


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk

# Floorplan



Total area: approx. 122.0 sq. metres (1312.8 sq. feet)

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>		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.