



Downview Road, Ferring

Asking Price
£800,000
Freehold

- Detached Chalet House
- Two En-Suites
- Beautifully Finished
- EPC - C
- Council Tax Band - G
- Five Bedrooms
- Open Plan Living
- Quiet Close
- Freehold

We are pleased to offer this spacious and beautifully presented detached chalet bungalow located in popular Ferring. Living accommodation comprises 4/5 bedrooms and offers the option for level living for a relative if needed. The property offers a large open plan living space with lounge and dining areas, there is also a utility room, separate W.C and there is plenty of off road parking for multiple cars too. Downview Road is near to local schools, shops and transport links and is only a short distance from South Ferring village and the beach. Internal viewing advised.

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

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



Accommodation

Entrance Hall

Part obscured double glazed composite door with obscured double glazed window to side, solid oak flooring, radiator, storage cupboard under stairs, double oak glazed doors to family room.

Kitchen / Breakfast Room 22'9" x 14'0" (6.96 x 4.27)

Range of matching floor and wall units with inset one and half bowl ceramic sink with mixer tap over, integrated full height fridge and full height freezer, double oven with microwave above, integrated dishwasher, inset five point gas hob with extractor over, breakfast bar area, oak flooring, glass splash backs, double glazed window to rear, full height double glazed door to side, further full height double glazed french doors to garden, access to utility room, radiator.

Lounge Area 16'3" x 18'2" (4.96 x 5.54)

Feature wood burner with glass hearth, full height patio doors to garden, two radiators, oak flooring, access to dining room.

Dining Room 9'9" x 16'2" (2.98 x 4.94)

Full height glazed oak doors to lounge area, two double glazed windows to side, radiator, oak flooring.

Bedroom Two 16'2" x 14'10" nt 10'0" (4.94 x 4.53 nt 3.07)

Measurements to include built in wardrobes offering hanging and shelving, double glazed window to front, radiator, access to en-suite.

En-Suite

White bathroom suite, double shower cubical with thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin with mixer tap over, obscured double glazed window to side, heated towel rail, vinyl flooring, wall mounted mirror.

Bedroom Four / Office 17'10" x 9'4" (5.46 x 2.87)

Storage cupboard housing boiler, water cylinder and fuse board, double glazed window to front, part obscured double glazed door to side, oak flooring, radiator.

W.C

Vanity unit with low level W.C, surface mounted wash hand basin with mixer tap over and storage below, oak flooring, heated towel rail, extractor fan.

Utility Room

Space and plumbing for washing machine and tumble drier, wall storage cupboards, oak flooring, wall mounted grid switch.

First Floor Landing

Access to all rooms, double glazed Velux window to side, radiator.

Bedroom One 16'9" x 15'0" (into bay) (5.13 x 4.58 (into bay))

Measurements to exclude built in cupboard offering hanging, shelving and access to loft storage, double glazed window to rear, double glazed Velux to side, radiator.

En-Suite

White bathroom suite, low level W.C, shower cubical with thermostatic shower and glass screen over, wall mounted vanity unit with storage below and surface mounted sink with mixer tap over, two double glazed windows to side, heated towel rail, vinyl flooring, part tiled walls.

Bedroom Three 11'8" x 15'3" (3.56 x 4.66)

Double glazed window to front, double glazed window to side, radiator, access to eaves storage.

Bedroom Five 11'1" x 9'7" (3.39 x 2.93)

Double glazed window to front, double glazed Velux to side, radiator, access to eaves storage.

Bathroom

White bathroom suite, PVC panelled L bath with thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin with mixer tap over, part tiled walls, vinyl flooring, heated towel rail, double glazed Velux to side.

Rear Garden

Mainly laid to lawn, decked area, garden shed with power and lighting, flower and shrub borders, patio area, access to front of property down both sides, fenced surround.

Front Garden

Mainly laid to shingle with parking for multiple cars, lawn area, ramp access to front door, side access to front of property.



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

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

www.robertluff.co.uk

Floorplan



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			
(81-91) B			
(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.