

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.





## **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" (6.95 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,

## 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 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,

### 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.

# $\label{eq:bedroom Four / Office 17'10' x 9'4' (5.46 x 2.87)} Sorage cupboard housing boiler, water cylinder and fuse board, double glazed window to front, part obscured to the control of the control$

double glazed door to side, oak flooring, radiator.

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 $16'9" \times 16'0"$ (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 uindow 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 filed walls.

## Bedroom Three 11'8" x 15'3" (3.56 x 4.65)

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 was hand basin with mixer tap over, part filed walls, vinul flooring, healed 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.

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

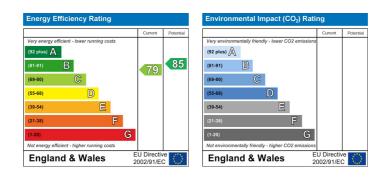












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