



Telgarth Road, Ferring

Asking Price
£1,075,000
Freehold

- Detached Bungalow
- No Chain
- Two Reception Rooms
- Freehold
- South Ferring Location
- Four Bedrooms
- EPC Rating - C
- Viewing Essential

This superbly presented and unique Detached Bungalow being sold with NO CHAIN and situated in the sought after position of south Ferring. The sea and beach are close by and access to train and bus routes are near by, as are local shops and schools. The property offers accommodation in excess of 2297 square feet (213.4 sq metre's) and has versatile accommodation which in brief is four bedrooms, the main bedroom having an en-suite dressing room and en-suite shower room/w.c. A fine feature of the Bungalow is the L-shaped reception room being around 65 square metre's and incorporates, living, dining and 'Paula Rosa' fitted kitchen/breakfast room with fitted appliances. There is also a bay fronted separate sitting room and a modern bathroom/w.c. The property is presented beautifully and the many features must be viewed to be fully appreciated.

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Accommodation

Entrance Porch 11'4" x 5'6" (3.47 x 1.67)

Tiled flooring, double glazed windows with 'perfect fit' blinds and door. Door to

Reception Hall

Two radiators with covers, cupboard with electric metre and electric circuit breaker fuse board, smooth ceiling, access to loft space with pull down ladder, hardwood flooring.

Living Room 16'11" x 12'2" (5.18 x 3.73)

Measurements into bay with hardwood flooring, smooth and coved ceiling, radiator with cover, double glazed bay window (installed January 2024) with fitted shutter blinds.

L-Shaped Open Plan Reception

Sitting/Dining/Family Room 33'2" x 13'6" (10.13 x 4.14)

Large double glazed dome skylight, hardwood flooring, smooth ceiling, range of double glazed windows and doors including shutter blinds to the front and bi-folding doors both giving access to the gardens at the front and rear of the room

Kitchen 17'11" x 13'2" (5.46m x 4.01m)

Measurements are to include the comprehensive range of matching wall and base units, sink unit with mixer tap inset to granite work surface, Large island unit with seating area and granite work surface, cupboards and drawers and wine fridges, fitted microwave combi oven and warming drawer, two built in Neff ovens installed in 2024 with hob and extractor hood above and dishwasher installed in 2022, American style fridge freezer, hard wood flooring, smooth ceiling, double glazed window, pull out larder units

Master Bedroom Suite 16'8" x 12'4" into bay (5.10 x 3.76 into bay)

Hardwood flooring, tall radiator, smooth and coved ceiling, double glazed bay window (installed 2024) with fitted shutter blinds, wardrobes, access into

Dressing Room 8'7" x 7'1" (2.63 x 2.17)

Hardwood flooring, radiator, smooth ceiling with spotlights, wardrobes.

En-Suite Shower / W/C 9'8" x 8'6" (2.96 x 2.60)

Double sink unit with individual taps and light, electric shower point, walk in shower area with shower screen, large Drench shower head and riser, low level flush w/c, heated towel rail, smooth and coved ceiling, obscured double glazed window, tiled walls and flooring.

Bedroom Two 13'2" x 12'6" (4.019 x 3.82)

Smooth and coved ceiling, radiator, hardwood flooring, double wardrobes, double glazed window.

Bedroom Three 11'10" x 8'7" (3.63 x 2.64)

Measurements to include cupboard, double glazed window and door onto the rear garden, radiator, smooth and coved ceiling.

Bedroom Four 13'1" narrowing to 8'10" x 8'6" (4.01 narrowing to 2.71 x 2.61)

L-Shaped room, radiator, hardwood flooring, double glazed window, wardrobes, smooth and coved ceiling.

Family Bathroom/w.c 10'9" x 5'10" (3.28 x 1.8)

Shaped bath with mixer tap, shower attachment and shower screen, low level flush w/c, wash hand basin with cupboard below and mixer tap, tiled walls, electric shower point, obscured double glazed window, smooth ceiling with spotlights, heated towel rail, tiled flooring.

Utility Room 8'7" x 7'6" (2.64 x 2.275)

Measurements to include matching range of wall and base units, stainless steel sink unit inset to worktop with mixer tap, plumbing and space for washing machine and tumble dryer, hardwood flooring, heated towel rail, smooth and coved ceiling with extractor, double glazed dome style sky light, wall mounted controls for heating

Front Garden and Parking

Double gates leading to ample off road parking for numerous vehicles and the garden being mainly laid to lawn, flowers and shrubs, paved seating areas, water tap, feature external lighting and external power sockets

Store 10'11" x 10'2" (3.33 x 3.10)

Electric roller door, wall mounted gas fired central heating boiler, large water tank, double glazed window, power and lighting.

Rear Garden

Laid mainly laid to lawn, raised paved patio and seating area, further patio area, flower and shrubs, side access, feature external lighting, water tap and external power sockets

Brick Built Shed 20'1" x 10'0" (6.14 x 3.066)

With personal door to garden.



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Floorplan

Floor Plan



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		74	80
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			

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