



Guide Price  
£500,000  
Freehold

## Bennett Gardens, Ferring

- Four Bedrooms
- Two Bathrooms
- Large Kitchen/Diner
- Garage & Driveway
- Council Tax Band - E
- South West Facing Garden
- Two Reception Rooms
- EPC RATING - B
- Utility/cloakroom/w.c.
- FREEHOLD

We are delighted to offer this four bedroom house built in 2017 and redecorated throughout by the current owners in a contemporary style, situated in the sought after location of Ferring with access to shops, schools, A259 and links to A27 and A24 nearby. The mainline railway station of Goring serving London, Brighton, Southampton and Portsmouth is just over a mile away. The property has spacious rooms, comprising of four beds, living room, 26'8" kitchen/dining room, family bathroom/w.c, en-suite shower/w.c, utility room, garage and parking and a nice size rear garden with the remainder of NHBC certificate. Internal viewing is essential to fully appreciate this home.

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## Accommodation

### Entrance Hall

Stairs leading up to first floor, under stairs storage cupboard housing electric meters

### Utility/Cloakroom/w.c

with plumbing and space for washing machine, sink unit, low level w.c,

### Lounge 15'6" x 12'8" (4.72m x 3.86m)

Double glazed window, radiator.

### Kitchen / Breakfast Room 26'1" x 10'52" (7.95m x 3.05m)

Matching range of wall and base units with stainless steel sink unit inset to worktop with mixer tap and drainer, integrated dishwasher, Zanussi oven and grill and fridge freezer, cupboard housing boiler, double glazed window, radiator. double glazed double opening doors to rear garden

### Office/ Bedroom 8'72" x 6'58" (2.44m x 1.83m)

Double glazed window, radiator.

### First floor Landing

### Bedroom One 12'07" x 12'81" (3.84m x 3.66m)

Double glazed window, radiator.

### En-Suite Shower Room/w.c

Shower cubicle with W/C, pedestal wash hand basin, obscured double glazed window, part modern tiled.

### Bedroom Two 13'9" x 9'82" (4.19m x 2.74m)

Double glazed window, radiator.

### Bedroom Three 11'34" x 9'8" (3.35m x 2.95m)

Double glazed window, radiator.

### Bedroom Four 12'8" x 9'03" (3.86m x 2.82m)

Double glazed window, radiator.

### Bathroom/w/c

Double glazed window, bath unit with shower attachment, pedestal wash hand basin, low level flush w/c, radiator.

### Rear Garden

Paved patio area, mainly laid to lawn, door to garage, further seating area in the corner, gate access from driveway to garden.

### Front Garden

Flower and shrub borders

### Driveway

to the side of the property and leading to the garage

### Garage

Up and over door, power and light and personal door to rear garden

### Agents Note

There is a annual Estate Management Charge which we are awaiting confirmation of the amount from the sellers



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

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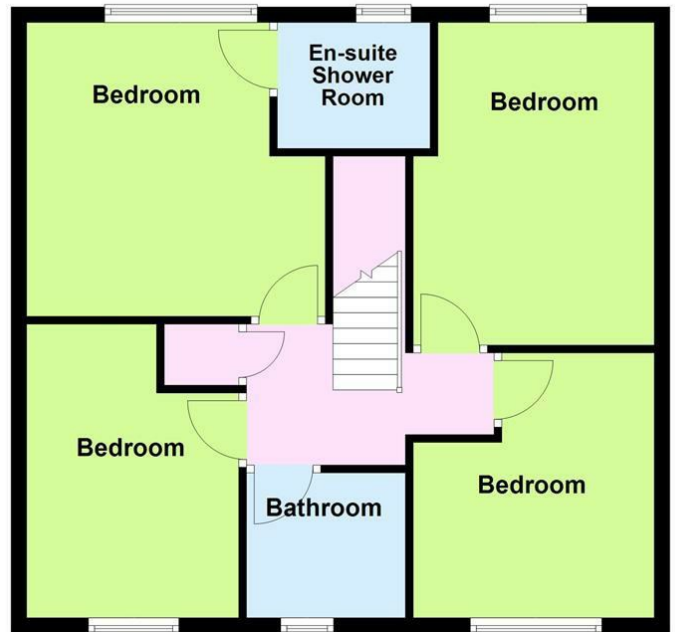
## Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



## First Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</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.

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