



Asking Price
£550,000
 Freehold

Doone End, Ferring

- Detached House
- Two Bathrooms
- Two Reception Rooms
- Freehold
- Council Tax Band - E
- Three Bedrooms
- South Facing Garden
- EPC Rating - TBC
- Gas Fired Central Heating
- South Ferring

****GUIDE PRICE OF £550,000 TO £575,000**** We are delighted to offer this detached family home, situated in sought after South Ferring, being minutes from Ferring beach. The property is bright and beautifully presented. The accommodation offers an entrance hall, two reception rooms, two bathrooms, modern fitted kitchen, three first floor bedrooms, and a south facing rear garden with double glazing and gas fired central heating. From the first floor you do have sea glimpses as the property is yards from the beach. There is beautiful parquet flooring throughout the ground floor. Outside there is a private driveway leading to the garage. The property **MUST** be viewed internally to be fully appreciated

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

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



Accommodation

Entrance Hall

UPVC front door leading into the entrance hall. Understairs storage cupboard housing the gas boiler. Door to further storage room with shelving, housing electric and gas meters with double glazed window. Radiator, parquet flooring. Stairs to first floor and access to ground floor rooms.

Ground Floor Shower Room/w.c

Part tiled with modern white suite comprising low level w.c and pedestal wash hand basin. Walk in shower cubicle with wall mounted shower and screen, feature tiled flooring, heated towel rail, two obscured double glazed windows.

Living Room 16'10" x 11'3" (5.13 x 3.43)

South facing lounge with double glazed window and patio door, giving access to the rear garden, parquet flooring, radiator, TV point. Gas point.

Dining Room 11'3" x 9'7" (3.43 x 2.92 (3.42 x 2.93))

Double glazed window, parquet flooring, radiator.

Kitchen 10'11" x 10'2" (3.33 x 3.10 (3.34 x 3.11))

Range of modern matching floor and wall units with wood effect work surfaces, inset one and half bowl sink and drainer unit with mixer tap, built in electric fan assisted Zanussi oven with four ring gas hob over, and extractor fan, built in fridge and freezer, space and plumbing for washing machine, built in dishwasher, double glazed window overlooking the rear garden. Double glazed door leading to driveway and rear garden.

First Floor Landing

Riring cupboard housing immersion heater and shelving, access to loft space with folding loft ladder. Polished wood flooring.

Bedroom One 12'11" x 9'10" (3.94 x 3.00)

Built in wardrobe. Double glazed window, radiator.

Bedroom Two 11'4" x 8'1" (3.45 x 2.46)

Double glazed window to rear. Sea glimpses. radiator.

Bedroom Three 11'5" x 7'2" (3.48 x 2.18 (3.47 x 2.19))

Double glazed window to rear, radiator, eaves storage cupboard.

Bathroom

Fully tiled modern white bathroom suite comprising low-level WC, modern surface mounted wash hand basin, free standing bath with mixer taps and shower attachment above, radiator, vinyl flooring. Double glazed window.

Front Garden

attractive front garden with flower and shrub borders and pond.

Rear Garden

With two separate patio areas, lawn and mixed flower and shrub borders, side access gate to driveway. Brick built storage shed. Door to garage

Garage

Electric door, power, storage shed adjacent. Door to rear garden.



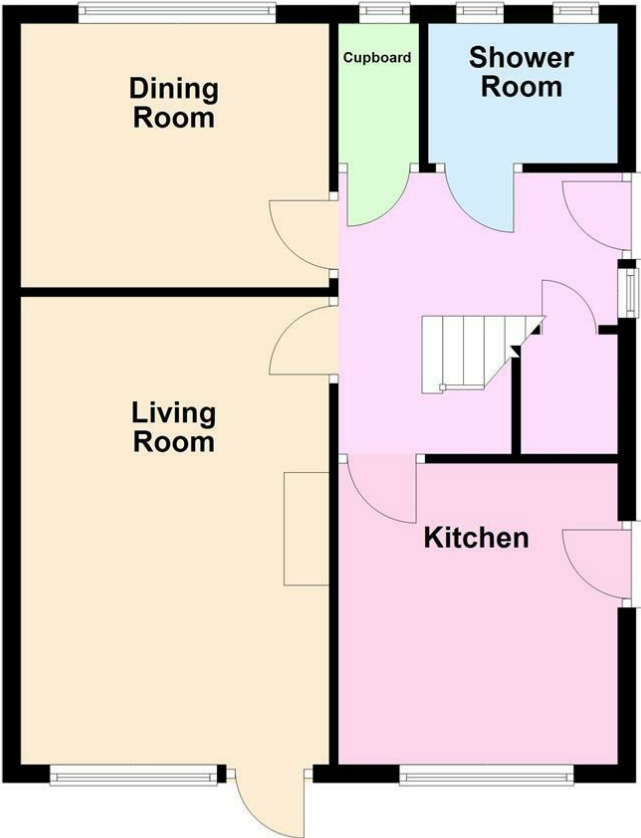
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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

www.robertluff.co.uk

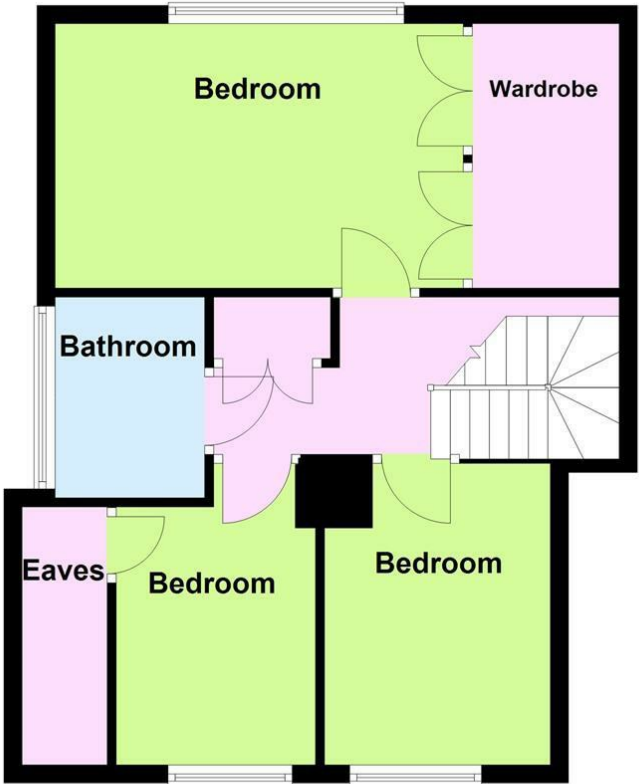
Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)

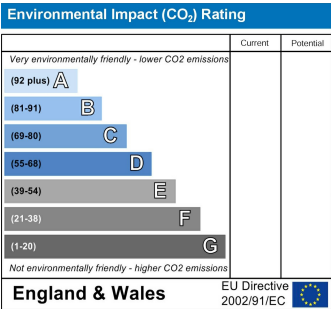
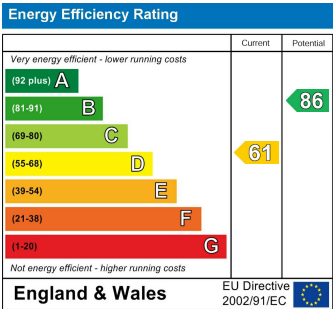


First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 102.3 sq. metres (1101.5 sq. feet)



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.