



Asking Price
£650,000
 Freehold

Littlehampton Road, Ferring

- Detached House
- En-Suite
- Garden Cabin
- Freehold
- Four Bedrooms
- South Garden
- EPC - C
- Council Tax Band - E

We are pleased to present this four double bedroom detached house located in Ferring. The property is beautifully finished and offers great living space with two reception rooms and two bathrooms too. There is the benefit of a large open kitchen/lounge with further orangery offering views to the garden. Upstairs are two double bedrooms with one giving views towards the south downs and family bathroom. The garden is south facing, has access to the garage and features a bespoke fully insulated and powered timber frame office too. The property has off road parking for multiple cars and is located close to local shops and transport links. Internal viewing advised.

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Accommodation

Entrance Hall

Obscured double glazed front door with obscured double glazed window to side, storage cupboard under stairs housing gas, electric meters and car charge point, further utility area to include space and plumbing for washing machine, further storage with sink and mixer over, tiled splash backs, herringbone Karndean LVT flooring, radiator, stairs to first floor.

Kitchen / Lounge 11'10" x 26'8" (3.62 x 8.14)

Kitchen area to include built in units with integrated electric oven with four point induction hob with extractor over and dishwasher, inset one and bowl stainless steel sink with mixer tap over and water softener below, space and plumbing for American fridge freezer, central island with views to garden, herringbone Karndean LVT flooring, feature Burley log burner with granite hearth, multi media faceplate with full satellite and ethernet connections, two radiators, full height double glazed bi-fold doors to garden, full height double glazed french doors to orangerie two further double glazed windows to side.

Orangrie 11'3" x 12'11" (3.46 x 3.96)

Part brick and part double glazed construction with double glazed roof, obscured glass to side, south facing units include integrated blind system, electric heater, full height double glazed patio doors to garden, herringbone Karndean LVT flooring.

Bedroom One 12'1" x 15'1" (3.69 x 4.60)

Measurements to include built in wardrobe offer hanging and shelving, double glazed window to front with fitted blinds, radiator, access to en-suite.

En-Suite

Built in storage cupboard housing BTW water conditioner and providing shelving, double shower cubical with thermostatic shower and glass screen over, low level W.C, vanity unit with his and hers sinks with mixer taps over and offering storage below with double shaver point, part tiled walls, tiled shower area, vinyl flooring, two obscured double glazed windows to side, wall mounted illuminated mirror, PIR LED night light, extractor fan

Bedroom Four 11'1" x 12'1" (3.40 x 3.69)

Double glazed window to front with fitted blinds, radiator.

W.C

Low level W.C, vanity unit with storage below and wash hand basin with mixer tap over, mirrored and tiled walls, vinyl flooring, extractor fan.

First Floor Landing

Loft access with pull down ladder (fully boarded)

Bedroom Three 11'11" x 12'11" (3.64 x 3.96)

Measurements to exclude built in storage, one housing the Vaillant boiler and hot water cylinder (installed November 2020 with a 10 year guarantee), double glazed window to rear with fitted blinds, radiator.

Bedroom Two 13'6" x 12'11" (4.12 x 3.94)

Measurements to exclude built in storage cupboards, radiator, double glazed window to front with fitted blinds.

Bathroom

White bathroom suite, PVC panelled bath with mixer tap and shower attachment over, low level W.C, pedestal wash hand basin with mixer tap over, obscured double glazed window to side, wall mounted bathroom mirror with LED's and shaver point, part tiled walls, vinyl flooring, extractor fan, heated towel rail.

Garden Cabin 14'6" x 11'2" narrowing to 7'10" (4.41 x 3.41 narrowing to 2.40)

Bespoke timber frame construction, fully insulated and powered, hard connected to network of the main house, double glazed window to side, full height double glazed french doors to garden, acoustic acu-panel feature wall, eco oil heater, laminate flooring, composite cladded exterior, EPDM roof.

Front Garden

Off road parking for multiple cars, electric ZAPPI fast charger, outside power points, partly laid to lawn, low level retaining front wall.

Rear Garden

South facing, mainly laid to lawn, flower and shrub borders, decked area, two power points, outside tap, fenced surround, side access to both sides of property.

Garage 8'11" x 17'11" (2.72 x 5.47)

Brick and wooden board and felt roof construction, SeceuroGlide electric roller door, separately fused, personal door to garden, power and lighting, parking to front.

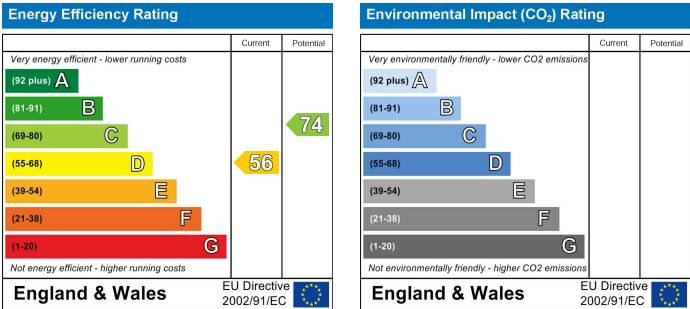


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Floorplan



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