



## Cissbury Road, Ferring



Guide Price  
£525,000  
Freehold

- Detached Bungalow
- Three Bedrooms
- Garage
- Conservatory
- Loft Room
- Feature Rear Garden
- CHAIN FREE
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - TBC

We are delighted to market this detached bungalow called "Holly Lodge". The property is situated in sought after Ferring. In brief, the property comprises of three double bedrooms, lounge, shower room, separate WC, loft room, conservatory and a real feature is the well maintained rear garden with views towards the South Downs. The bungalow has ample parking for multiple cars, and has a nice lawned area to the front, again with mature trees and bushes. Being fully double glazed and gas fired central heated, the property also has a garage with door to rear garden. The property is being sold CHAIN FREE. Viewing is highly recommended.

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## Accommodation

### Entrance Porch

Double glazed door to entrance door.

### Entrance Hall

Radiator, door to storage cupboard, further storage cupboard housing hot water cylinder with shelving, further radiator, thermostat,

### Lounge 14'11" x 12'5" (4.55 x 3.81)

Double glazed window, radiator, fireplace with electric fire, TV point.

### Bedroom Two 12'6" x 9'5" (3.82 x 2.89)

Double aspect double glazed window, built in wardrobes, radiator.

### Bedroom Three / Dining Room 9'10" x 9'10" (3.01 x 3.02)

Double glazed window, radiator.

### Bedroom One 13'3" (at wider point) x 10'7" (4.04 (at wider point) x 3.23)

Double glazed window, radiator, built in wardrobes.

### Shower Room

Part tiled walls, frosted double glazed window, heated towel rail, pedestal wash hand basin, electric shower.

### Separate W/C

Low level flush w/c, wash hand basin, radiator, double glazed window.

### Kitchen 14'11" x 10'1" (4.57 x 3.09)

Range of fitted wall and base units, one and half bowl sink unit with mixer tap inset to work surface, double aspect double glazed window, further range of cupboards, space for washing machine, space for fridge freezer, space for cooker, uPVC door leading to conservatory.

### Conservatory 9'6" x 5'8" (2.91 x 1.75)

Radiator, door to rear garden.

### Loft Room

Loft ladder to loft room, velux window with view towards the South downs, eaves storage.

### Rear Garden

Paved area for dining, garden shed, summer cabin, various mature trees, conifers, flower and shrub borders, outside tap, views towards the South Downs.

### Garage 18'4" x 9'1" (5.59 x 2.77)

Power and lighting, up and over door.

### Front Garden

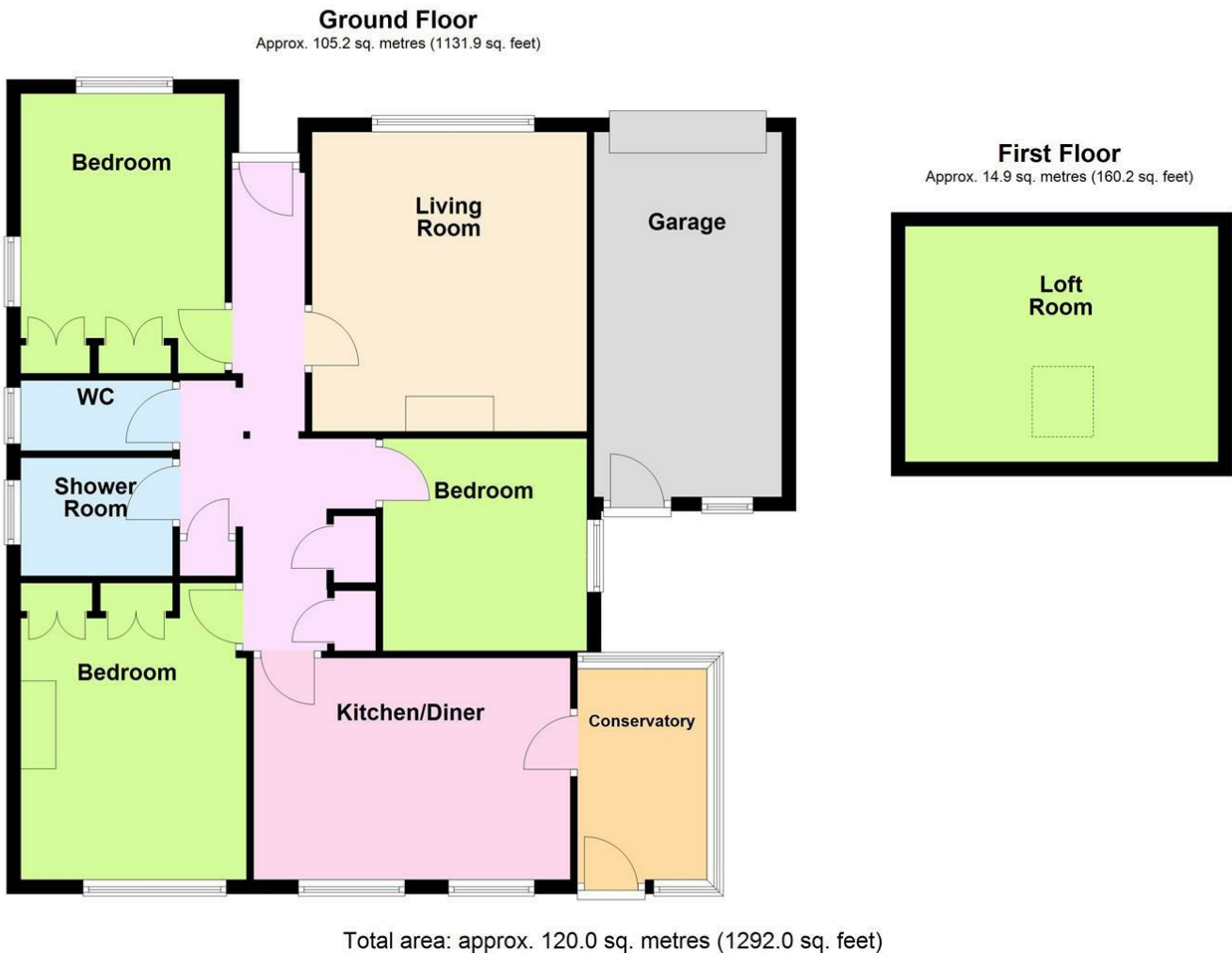
Laid to lawn with flower and shrub borders, private driveway with off road parking, door to rear garden.



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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		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.