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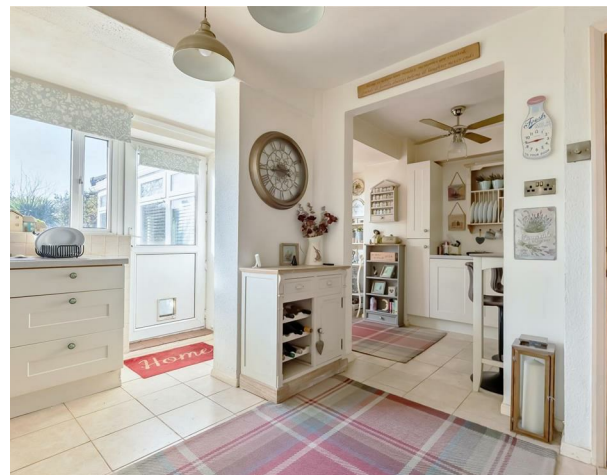
Description

We are delighted to offer to the market this well-presented mid-terrace house situated in a popular part of Ferring.

Accommodation offers an entrance hallway, living room, kitchen/breakfast room, and a sun room leading out to a large west facing garden. Upstairs, there are two double bedrooms and a family bathroom. The property also benefits from off-road parking for multiple vehicles.

Key Features

- Mid Terrace Home
- Sun Room
- West Facing Rear Garden
- Double Glazed Windows
- Council Tax Band C
- Two Double Bedrooms
- Downstairs WC
- Gas Fired Central Heating
- Off Road Parking
- EPC Rating C



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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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Entrance Hall

Door to front, radiator, exposed wood flooring, stairs up to first floor.

Living Room

4.71 x 4.08 (15'5" x 13'4")

Double glazed window to front, radiator, tv point, picture rail and understairs cupboard.

Downstairs WC

Low level WC, wash hand basin set in vanity unit, extractor fan and wall units.

Kitchen

3.98 x 2.99 (13'0" x 9'9")

Range of wall and base units, space for oven, space and plumbing for washing machine, sink and drainer, tiled flooring, part tiled walls, cupboard housing boiler and double glazed window and double glazed door to rear.

Breakfast Area

3.09 x 1.84 (10'1" x 6'0")

Wall and base units, storage cupboard, radiator, tiled flooring and double glazed French doors to:

Sun Room

3.76 x 2.09 (12'4" x 6'10")

Double glazed windows to side, double glazed sliding doors to garden.

Landing

With loft access.

Bedroom One

4.48 (max) x 3.77 (14'8" (max) x 12'4")

Double glazed window to front, radiator, picture rail and feature fireplace.

Bedroom Two

3.54 x 2.61 (11'7" x 8'6")

Double glazed window to rear, picture rail, radiator, fitted cupboards and feature fireplace.

Bathroom

2.57 x 2.22 (8'5" x 7'3")

Double glazed frosted window to rear, part tiled walls, radiator, picture rail, single pedestal wash hand basin, extractor fan, low level WC, towel rail, panel enclosed bath with shower over.

Rear Garden

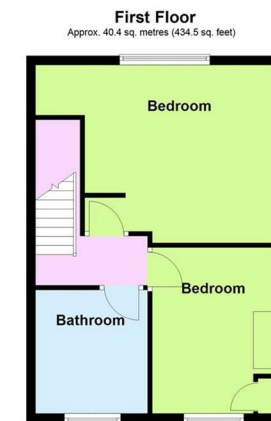
West facing, laid to patio with flowerbeds and lawn, outside tap and power, fence enclosed with gate leading to a secret garden at rear and gate providing right of way.

Driveway

Driveway to front with parking for multiple vehicles.



Floor Plan Ferring Street



Total area: approx. 95.2 sq. metres (1024.5 sq. feet)



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 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			

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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