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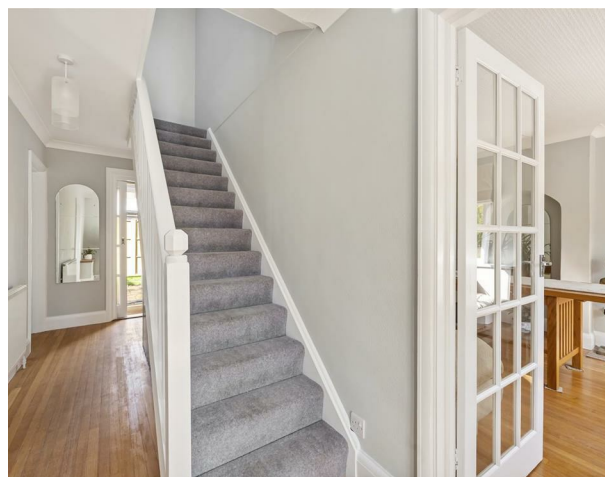


Description

Guide Price - **£675,000 - £725,000** Robert Luff & Co are delighted to offer this Superb Detached Chalet house in Sought after South Ferring where it has served as a brilliant family home and coming to the market for the first time since 1970. It is situated in a convenient location for local amenities including the River Rife and open farm land and countryside within 500 yards, to the west of the property and is a country walk to the sea which is under a mile away. There is a local tennis club within 200 metres to the north, St Andrews Church is 100m away at the entrance to Brook Lane and to the east is Ferring Cricket ground and the tree lined Ilex which leads to Goring. The accommodation comprises of entrance porch, reception hall, large living/dining room and Kitchen/breakfast room with fitted appliances and a ground floor bathroom/w.c. On the first floor there are Three Bedrooms and a shower room/w.c. An AMAZING feature of this property is an attached studio accommodation which has it's own entrance, studio room, fitted kitchen and a bathroom/w.c which could suit a family member, AirBnB and had been let previously at £800 per month. Outside there is a garage and driveway and attractive private south facing garden. The property has planning permission for an additional first floor extension to provide a further bedroom, bathroom and dressing room. To fully appreciate this property an internal Viewing is essential

Key Features

- Spacious Det Chalet House
- South Ferring Location
- Two Bath/Shower Rooms
- Garage and Drive
- Freehold
- Four Bedrooms
- Self Contained Studio
- EPC Rating - C
- Council Tax Band - F
- Viewing Essential



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

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Entrance Porch

Composite front door, double glazed windows and wooden flooring

Entrance Hall

Wooden Flooring, radiator, storage cupboard with hanging space, smooth and cove ceiling, under stairs cupboard with electric circuit breaker and stairs to the first floor

Kitchen/Breakfast Room

6.71 x 3.41 (22'0" x 11'2")

Measurements to include in built in units, and comprising of single bowl single drainer sink unit, range of units and drawers under and over the worktop surfaces. double glazed rear aspect window and double glazed bay window with seating area providing a double aspect, plumbing and space for washing machine and dishwasher, fitted oven, hob and extractor fan, wall mounted gas boiler, built in fridge freezer,

Living/ Dining Room

6.79 x 5.05 > 3.02 (22'3" x 16'6" > 9'10")

L shaped room with double glazed bay window and double glazed doors leading and over looking the gardens, Three radiators, Three wall light points, TV point

Ground Floor Bathroom/w.c

Lower level WC, wash hand basin, bath, radiator, part tiled walls and obscured double glazed window.

Rear Lobby

with fridge and freezer and door to rear garden

First Floor Landing

Radiator, access to loft space

Bedroom One

4.26 x 3.14 (13'11" x 10'3")

Measurements to include built in wardrobe, double glazed window, radiator, smooth sloping ceilings to either end

Bedroom Two

3.45 x 3.25 (11'3" x 10'7")

Measurements not to include built in range of wardrobes, double glazed window, radiator, smooth ceilings

Bedroom Three

2.49 x 2.14 (8'2" x 7'0")

Radiator, double glazed window

Shower Room/WC

Step in Shower cubicle with wall mounted shower and screen, obscured double glazed window, lower level WC, wash hand basin, part tiled walls, storage cupboard with shelving.

Outside

Garage and Drive

5.41 x 2.98 (17'8" x 9'9")

Shingle driveway with parking for vehicles leading to garage with electric door, power and lights, rear access door. Parking for a few vehicles

Rear Garden

Laid to lawn, patio and seating area and side gate

South Facing Front Garden

Being screened nicely by mature hedging and being mainly laid to lawn, flower and shrub borders patio area

Ground Floor Self Contained Studio

With its own private entrance and could be ideal for independent relative, AirBnB and was let out previously by the current owners at £800 per month. It could be reconnected to the house, as there is a door way that could be opened up in the Living/dining room

Studio Room

3.94 x 2.64 (12'11" x 8'7")

Measurements to include built in wardrobe, radiator, obscured double glazed window, double glazed double doors to kitchen

Kitchen

2.28 x 1.5 (7'5" x 4'11")

Measurements to include built in unit, single bowl single drainer sink unit, units and drawers under and over worktops, oven & hob, part tiles walls, space for fridge under worktop, door leading to

Bathroom/w.c

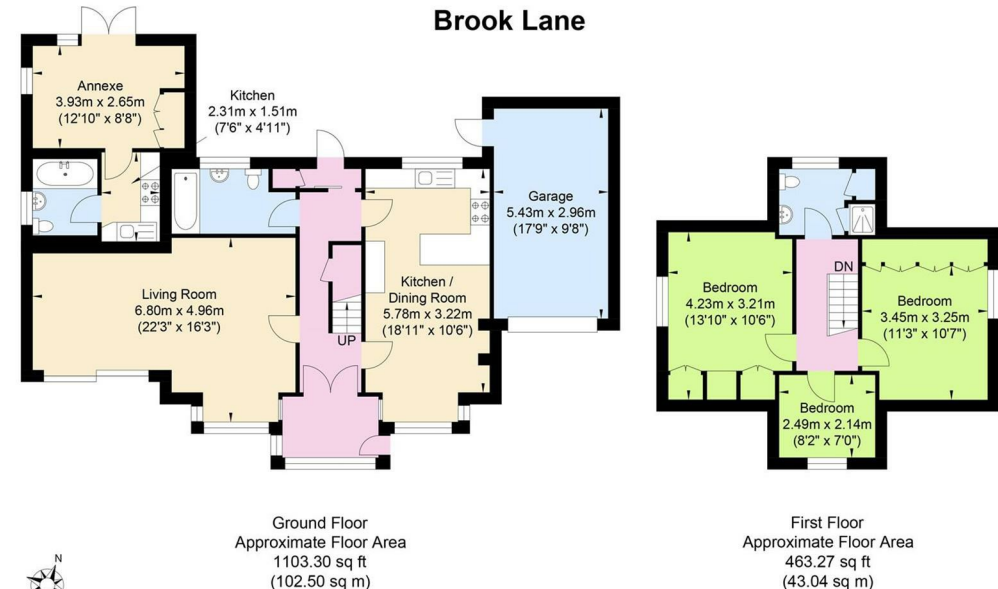
Bath, Shower and screen, lower level WC, wash hand basin, obscured double glazed window, part tiled walls.

Agents Note - Planning Permission Granted

There is planning permission granted for an additional first floor bedroom, bathroom and dressing room, where details and plans can be found on the Arun District Council website or further details can be obtained from the Estate Agent



Floor Plan Brook Lane



Approximate Gross Internal (Including Garage) Area = 145.54 sq m / 1566.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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