

1 LITTLE DRIVE, SOUTH FERRING, BN12 5RF  
£499,950



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## 1 Little Drive, South Ferring, BN12 5RF

A great opportunity to purchase a spacious detached chalet bungalow requiring modernisation and updating nestled within highly sought after South Ferring. Spacious accommodation and south aspect rear gardens. Within easy walking distance of the beach and local shopping parade. CHAIN FREE.



## PORCH

Double glazed front door. Part glazed inner door to the hall.

## HALL

Radiator. Built in airing cupboard with radiator..



## LIVING ROOM

14'9" x 13'10" (4.52 x 4.22)

South aspect. Fireplace. Radiator. Double glazed sliding patio doors to the rear gardens.



## DINING ROOM

9'9" x 11'9" (2.98 x 3.60)

Radiator. Door to the kitchen. Double glazed window with shutters.



## KITCHEN & UTILITY ROOM

8'7" x 6'6" (2.63 x 1.99)

With part tiled walls. Units comprise a sink unit with a range of working surfaces with cupboards and drawers. Built in Hisense oven, Built in Neff electric hob and extractor. Double glazed windows and door to the rear gardens. Wall mounted Potterton gas boiler. Window shutter. Radiator.



## UTILITY ROOM

7'0" x 6'6" (2.14 x 1.99)

Combined with the kitchen this area is through an open arch.

## GROUND FLOOR BATHROOM

Part tiled walls. Panelled bath with fitted shower. Wash basin and wc. Heated towel rail.



## BEDROOM 2

Radiator. Fitted wardrobes. Double glazed windows with shutters.



### FIRST FLOOR BEDROOM 1

17'4" x 12'0" (5.30 x 3.68)

Radiator. Velux windows and double glazed window with shutter.



### SITTING ROOM / BEDROOM 3

12'5" x 12'10" (3.80 x 3.92)

Radiator. Double glazed window. Stairs to the first floor.



### ENSUITE BATHROOM

Tiled walls. Panelled bath with fitted shower. Wash basin and wc. Velux window. Radiator.



### GARAGE STORE AREA

Remote controlled up and over door. The garage has been converted to a small storage area to the front leading to a garage study / office / workshop / hobby's room.



**GARAGE STUDY / OFFICE / WORKSHOP /  
HOBBYS ROOM**

*16'1" x 7'10" (4.92 x 2.40)*

Door to the rear garden. Fitted cupboards.

**REAR GARDEN**

A lovely well secluded south aspect rear garden. Laid mainly to lawn with flower and shrub borders and two sheds.

**IN AND OUT DRIVE WAY**

The large in and out paved drive provides plenty of off road parking space.



**COUNCIL TAX BAND E**





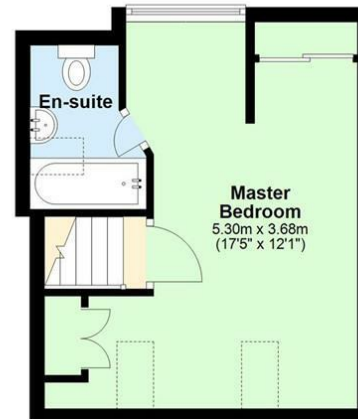
**Ground Floor**

Approx. 99.6 sq. metres (1072.2 sq. feet)

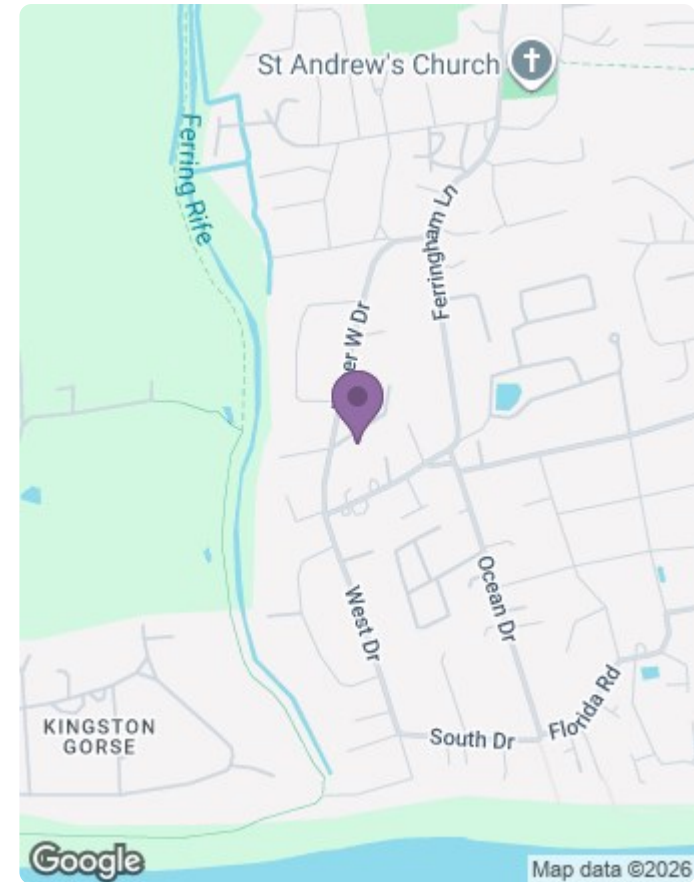


**First Floor**

Approx. 22.8 sq. metres (245.9 sq. feet)



Total area: approx. 122.5 sq. metres (1318.1 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	72

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	



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