



- EXTENDED DETACHED BUNGALOW
- LANDSCAPED GARDEN WITH DECKING
- OPEN PLAN LIVING SPACE
- OFF ROAD PARKING FOR SEVERAL CARS
- FOUR BEDROOMS, TWO BATHROOMS
- DESIRABLE SOUTH FERRING



Sark Gardens
Worthing BN12 5QB

**Guide Price £800,000
to £825,000**

A fantastic opportunity to purchase this extended detached family home situated in the highly desirable location of South Ferring. Accommodation is versatile and spacious and comprises of a large entrance hall, 19ft3 lounge, open plan modern kitchen/breakfast room/conservatory, inner lobby/study, utility room, four bedrooms and two bathrooms. There is also a 31ft, brick base lean to at the side of the property. Other benefits include gas fired central heating and double glazing throughout. Externally there is off road parking for several vehicles to the front. The rear garden comprises of a large area of decking and lawn area with mature trees and shrubs. Early viewings are essential to fully appreciate this superb home.

Entrance Hall

Double glazed front door. Leaded light double glazed window to the front. Two double width storage cupboards. Bespoke vertical metal radiator. Loft access.

Lounge 19' 3" x 15' 10" (5.86m x 4.82m)

Double opening glazed doors from the hallway. Leaded light double glazed windows to the front. Bespoke vertical metal radiator.

Kitchen/Breakfast Room 11' 9" x 8' 10" (3.58m x 2.69m)

Open plan with the conservatory. Worktops with inset one and half bowl, single drainer sink with mixer tap. Range of base units and drawers with matching wall mounted cupboards including glazed display cabinets. Bespoke coloured splashbacks and concealed lighting. Breakfast bar. Triple fitted ovens. Four ring induction hob. Two Integrated fridges. Integrated dishwasher. Inset ceiling spot lights. Concealed lighting

Conservatory 19' 10" x 10' 10" (6.04m x 3.30m)

Open plan with the kitchen with double opening double glazed doors to the rear garden. Additional double glazed windows to three sides. Wall mounted ornamental stainless steel fireplace. Bespoke radiator.

Study/Inner Lobby 9' 0" x 8' 10" (2.74m x 2.69m)

Vertical radiator. Inset ceiling spot lights.

Bedroom 1 11' 1" x 10' 0" to wardrobe front (3.38m x 3.05m)

Double glazed window to the rear. Two double fitted wardrobes with matching drawers. Double panel radiator.

En-suite Shower Room

Double glazed window to the side. Corner shower cubicle. Wash hand basin with vanity cupboard below. Low level WC. Vertical radiator. Inset ceiling spot lights.

Bedroom 2 12' 4" x 11' 10" (3.76m x 3.60m)

Leaded light double glazed window to the front. Double panel radiator. Inset ceiling spot lights.

Family Bathroom 7' 6" x 5' 3" (2.28m x 1.60m)

Double glazed window to the side. Panel enclosed bath with shower unit over. Wash hand basin with vanity cupboard below. Low level WC. Vertical radiator. Inset ceiling spot lights.

Inner Hallway 9' 0" x 2' 10" (2.74m x 0.86m)

Utility room 9' 0" x 4' 4" (2.74m x 1.32m)

Leaded light double glazed door to the side. Additional Double glazed window to the side. Space and plumbing for a washing machine. Space for a tumble dryer. Worktops and cupboards.

Bedroom 3 15' 9" x 7' 8" (4.80m x 2.34m)

Leaded light double glazed window to the front. Double panel radiator.

Bedroom 4 10' 7" x 7' 8" (3.22m x 2.34m)

Double glazed window to the rear. Double panel radiator.

Lean To 31' 2" x 4' 7" (9.49m x 1.40m)

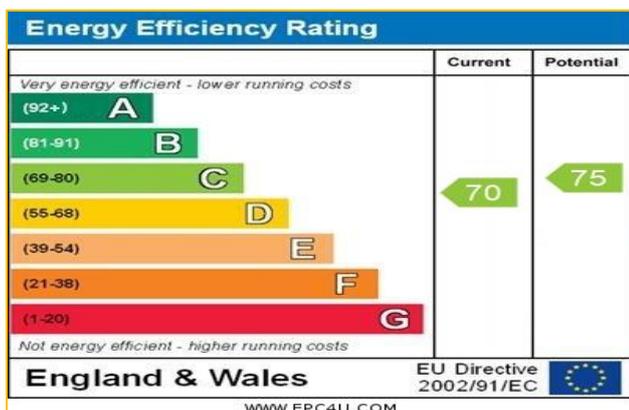
Brick base with secure door to both ends giving access the the property and the rear garden. Power and light.

Front garden 0' 0" x 0' 0" (0.00m x 0.00m)

Being mainly block paved providing off road parking for several cars.

Rear Garden

Extensive area of decking across the back. Lawn with mature trees and shrub borders. Additional seating area. Gate giving side access.



traditional values modern thinking