

2 GUERNSEY ROAD, SOUTH FERRING, BN12 5PN



£695,000

- SUPERB DETACHED BUNGALOW
- 3 GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOMS TO TWO BEDROOMS
- HUGE POTENTIAL
- CHAIN FREE
- PRIME LOCATION
- LARGE LOUNGE PLUS DINING ROOM
- FITTED KITCHEN
- SHORT WALK TO THE BEACH
- SOLE AGENT

Mark Oliver Estate Agency are delighted to present to the market a superb detached bungalow. Wonderfully situated on a large corner plot and prime location within South Ferring, and just a short walk from the beach. The spacious accommodation briefly comprises a triple aspect living room plus dining room & 3 good sized bedrooms. Two of the bedrooms have ensuite shower rooms. Fitted kitchen with integrated appliances & family bathroom. Lovely secluded patio style rear gardens with mature specimen trees & beautifully manicured lawns to the front of the property. The bungalow has huge potential and lends itself to further enhancement making it a fantastic project for a buyer to create their own dream home. Viewing is highly recommended.

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WORTHING
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PORCH

Upvc double glazed front door.

ENTRANCE HALL

Radiator. Built in cloaks cupboard.

LIVING ROOM

18'6" x 13'10" (5.65 x 4.24)

A very good sized bright living room featuring a large west aspect bay window. Two Radiators. Upvc double glazed windows with triple aspect. Fire place with fitted gas fire. Upvc double glazed french doors to the side way and gardens. Wall lights. Window blinds.

DINING ROOM

9'3" x 9'2" (2.84 x 2.80)

Radiator. Upvc double glazed window. Window blinds.

FITTED KITCHEN

12'4" x 8'10" (3.76 x 2.71)

A good range of fitted units comprising sink unit with cupboards drawers and working surfaces. Plumbing for washing machine and dish washer. Integrated hob, extractor, fridge freezer and double ovens. Cupboard housing the Vaillant gas fired boiler. Upvc double glazed door to the side way and gardens. Radiator. Upvc double glazed window. Window blind.

BEDROOM 1

18'3" x 11'10" (5.58 x 3.63)

Radiator. Upvc double glazed windows. Window blinds. Built in wardrobes.

ENSUITE TO BEDROOM 1

Part tiled walls. Fitted shower enclosure with Mira shower. Wash basin and WC. Heated towel rail / radiator.

BEDROOM 2

12'2" x 10'7" (3.72 x 3.23)

Radiator. Upvc double glazed window. Window blind.

ENSUITE TO BEDROOM 2

Fitted shower enclosure with Mira shower. Wash basin and WC. Upvc double glazed window.

BEDROOM 3 / SITTING ROOM

14'1" x 8'11" (4.3 x 2.73)

Radiator. Upvc double glazed window and french doors to the rear gardens. Window blind.

FAMILY BATHROOM

With tiled walls and white suite. Panelled bath with fitted Mira shower. Pedestal wash hand basin. WC. Window blind. Radiator. Upvc double glazed window.

REAR GARDEN

A delightful secluded paved rear patio style rear garden featuring specimen trees and flower and shrub borders. Side gate to the drive way. Side side gate to the front gardens. Outside tap.

FRONT GARDENS

The property is located on a corner plot with beautifully manicured lawns and flower and shrub borders.

DRIVE WAY AND GARAGE

11'4" x 8'11" (3.46 x 2.73)

Private drive providing off road parking. The garage is approximately half size internally with a remote up and over door. Side upvc double glazed door to the rear garden. Power and lighting. Water tap.

COUNCIL TAX BAND E



Total area: approx. 119.1 sq. metres (1282.4 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		
	60	73
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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