

8 ELVERLANDS CLOSE, SOUTH FERRING, BN12 5PL
£725,000



— *Mark* —
OLIVER
— —

FERRING
01903 503111

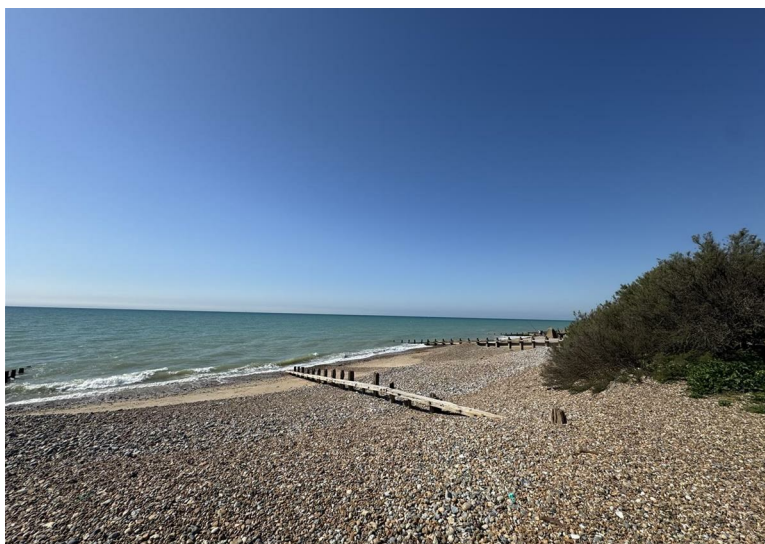
— *Sales and Lettings* —

— *Mark* —
OLIVER
— —

2 Ocean Parade, Ferring, West Sussex, BN12 5QQ
Tel: 01903 503111 | Email: info@oliverestateagency.com

8 Elverlands Close, South Ferring, BN12 5PL

A fantastic opportunity to purchase an exceptional detached bungalow wonderfully situated on a good sized plot in a prime location just a short stroll from South Ferring beach. The spacious and roomy accommodation features a dual aspect lounge, dining room, study, 2 ground floor double bedrooms and well fitted kitchen. Built above the double garage is a third bedroom with distant sea view from the window and an ensuite bathroom. The delightfully secluded rear gardens are an oasis of tranquillity with a mix of cool dappled shade and sunshine on summer days. The driveway provides lots of off road parking. CHAIN FREE. Viewing is highly recommended.



ENTRANCE PORCH

Double glazed front door.

ENTRANCE HALL

A bright entrance hall with tiled floor. Door leading into the double garage.

DINING HALL

13'6" x 10'0" (4.11 x 3.05)

Radiator.



LOUNGE

21'11" x 12'11" (6.68m x 3.94m)

A very good size lounge featuring a dual south / west aspect. Double glazed windows. Fireplace. Two radiators.



INNER HALL

Radiator. Built in shelved airing cupboard.

KITCHEN

14'7" x 9'10" (4.45 x 3.00)

A good sized well fitted kitchen with part tiled walls. With an extensive range of units comprising a one and a half bowl sink unit with mixer tap, Working surfaces and cupboards and drawers. Integrated gas hob. Integrated extractor. Integrated oven. Tiled floor. Dual aspect with double glazed windows and side door to both front and rear gardens.



BEDROOM ONE

14'9" x 10'0" (4.52 x 3.05)

A large dual aspect double bedroom with double glazed french doors leading a very secluded and enclosed decked patio. Radiator. Built in double wardrobe. Double glazed window



BEDROOM TWO

11'0" x 11'5" (3.35 x 3.48)

Radiator. Two built in cupboards. Double glazed window..



EN-SUITE SHOWER ROOM

Fully tiled with shower enclosure and fitted shower. Wash hand basin. WC. Heated towel rail. Double glazed window.



GROUND FLOOR BATHROOM

Part tiled with a white suite with a Carronite jacuzzi bath. Pedestal wash hand basin. WC. Heated towel rail. Tiled floor. Double glazed window.



STUDY

A door from the entrance hall leads to a study with stairs to the first floor. Double glazed windows. Radiator.



BEDROOM 3 ABOVE THE DOUBLE GARAGE

21'11" x 10'2" (6.68 x 3.10)

Double glazed window with a view of open farmland and a glimpse of the sea. Radiator. Access to the eaves. Velux window.



VIEW FROM FIRST FLOOR

A view of the open farmland and a distant of the sea looking east towards Goring By Sea.



REAR GARDEN

The delightful and enchanting rear garden is well secluded with paved patios, pathways, and gravel beds and mature shrubs and trees. Summerhouse. Gated side entrance.



ENSUITE BATHROOM

White suite with panelled bath. Wash hand basin. WC. Radiator. Double glazed window.



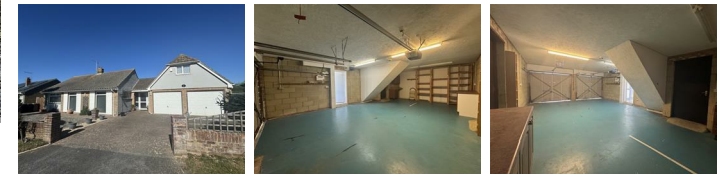
SECLUDED PATIO DECK

Also featured is the very secluded and enclosed decked enclosure. This can be approached from bedroom 1 through the french doors, or via a gate from the rear garden.

DOUBLE GARAGE

18'3" x 27'4" (5.56 x 8.33)

The property features a huge double garage with up and over doors. Not only is this idea for car parking but it would also make a great utility room, hobbies room, studio or storage area, or even possibly to convert into additional living accommodation subject to consents if required.



FRONT GARDEN

An attractive easy to maintain paved front gardens with shrubs and trees. .



DRIVE

Lots of off road parking on the brick paved driveway.

SOUTH FERRING BEACH AND SURROUNDING AREA

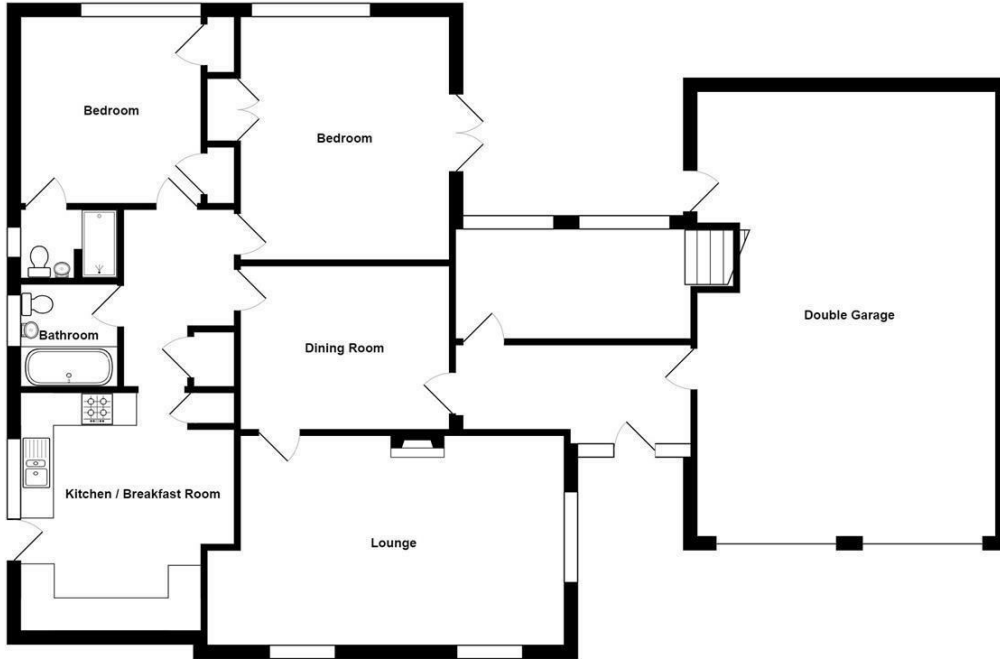
The property is wonderfully situated just a short stroll from the beach. There's lovely walks along Patterson Walk and just a short distance away is the Bluebird beach cafe.



COUNCIL TAX BAND F



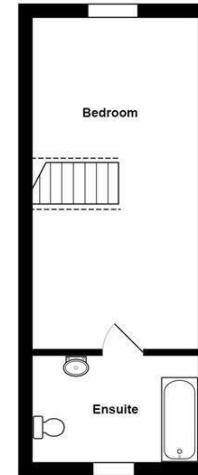




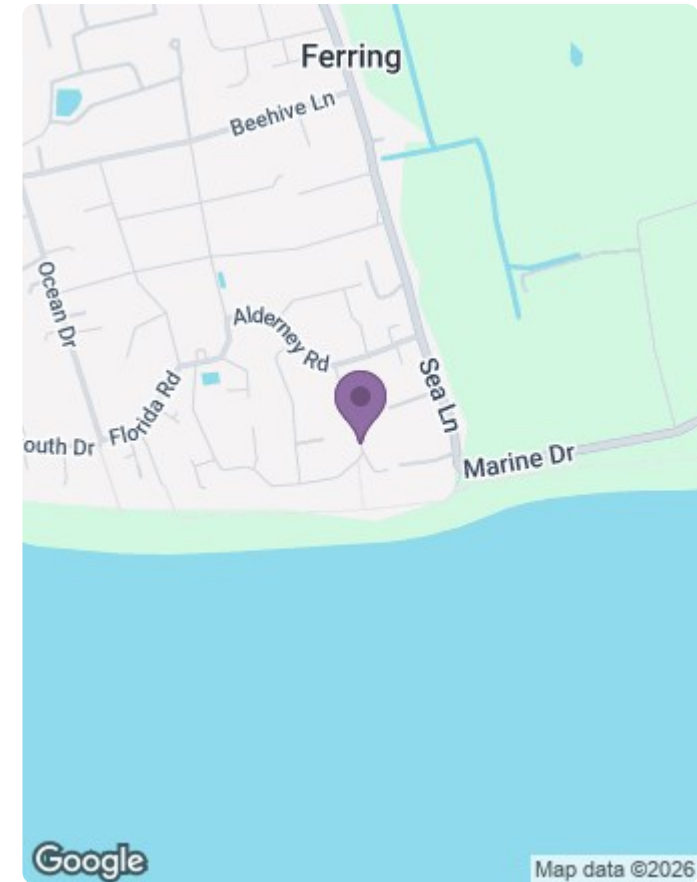
Ground Floor
Area: 167.3 m² ... 1801 ft²

Total Area: 193.2 m² ... 2080 ft²

All measurements are approximate and for display purposes only



First Floor
Area: 25.9 m² ... 279 ft²



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			
		73	39
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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.