

65 SEA LANE GARDENS, SOUTH FERRING, BN12 5EG
£525,000



— *Mark* —
OLIVER
— —

FERRING
01903 503111

— *Mark* —
OLIVER
— —
Sales and Lettings

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

65 Sea Lane Gardens, BN12 5EG

A superb detached bungalow situated in a fabulous location. Featuring bright dual aspect lounge, fitted kitchen, 2 bedrooms, dining hall, separate wc / cloakroom and family bathroom. The delightful gardens are mostly paved and hard landscaped for easy maintenance. Included is a private drive with ample off road parking and a good sized detached garage with remote up and over door. The bungalow is located in a really super position within walking distance of local shops, bus services, lovely walks around the semi rural area and the beach. Chain free.



PORCH

Upvc front door.

DINING HALL

15'0" x 11'0" (4.592 x 3.357)

An impressive dining hall with ample room for a dining table and chairs. Radiators. Double glazed French doors to the rear gardens. Opening into the kitchen. Blinds. Loft hatch.



LOUNGE

17'10" x 12'0" (5.44 x 3.68)

A lovely bright dual aspect lounge with feature stone fireplace and fitted electric fire. Radiator. Double glazed windows. Blinds.



FITTED KITCHEN

8'6" x 11'0" (2.61 x 3.36)

A superb fitted kitchen with stainless steel sink unit working

surfaces and cupboards and drawers. Part tiled walls. Integrated extractor. Double glazed windows and door to the driveway. Blinds.



BEDROOM 1

17'9" x 12'0" (5.42 x 3.68)

A good sized master bedroom featuring a extensive range of fitted bedroom furniture. Radiator. Blind. Double glazed window over looking the rear gardens.



BEDROOM 2

11'10" x 9'0" (3.61 x 2.75)

A double bedroom over looking the rear garden. Radiator. Fitted wardrobes. Dual aspect with double glazed windows



BATHROOM

Fully tiled with a large walk in shower enclosure with fitted shower. Vanity unit with wash hand basin. WC. Double glazed window. Heated towel rail. Tiled floor. Blind. Airing cupboard housing the plumbing for washing machine.



SEPARATE WC / CLOAKROOM

Fully tiled. WC. Wash hand basin. Tiled floor. Heated towel rail. Double glazed window. Blind.



REAR GARDENS

The delightful and well secluded rear gardens are mostly paved and hard landscaped for easy maintenance with mature shrubs and trees. Side gate. Outside lighting.



FRONT GARDENS

A very attractive frontage with mature shrub borders.

DRIVEWAY

Lots of parking space in the drive way with a gate leading through to the garage.



GARAGE

19'5" x 10'2" (5.93 x 3.11)

A good sized detached garage with remote up and over door. Double glazed window and door to the rear garden.



SURROUNDING AREA



COUNCIL TAX BAND E





Approx. 87.3 sq. metres (940.1 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			
		62	74
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.