1 CLOVER LANE, SOUTH FERRING, BN12 5LY
£749,500

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FERRING
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Sales and Lettings

www.oliverestateagency.com

Mark OLIVER

1 Clover Lane, Worthing, BN12 5LY

An opportunity to purchase a wonderful detached house situated in this prime location in South Ferring. The house is in need of modernisation and improvement making it a fantastic project for a buyer to create their own dream home. The accommodation is spacious with an L shaped lounge dining room, good sized kitchen breakfast room, conservatory, wide hall way, downstairs cloakroom and study / bedroom 4.. Upstairs are 3 bedrooms, one with an ensuite and the family bathroom. The west aspect garden is well secluded and laid to lawn and the pool garden to the opposite side has a lovely heated pool and patio. In and out driveway with lots of parking. Large garage and store room. CHAIN FREE.

PORCH
Upvc front door.

ENTRANCE HALL *12'5" x 10'0" (3.81 x 3.05)*
Parquet floor. Stairs to first floor. Upvc double glazed bay window. Radiator.

CLOAKROOM / WC
With part tiled walls. WC. Wash hand basin. Radiator. Upvc double glazed window.

LOUNGE DINING ROOM
12'5" x 13'3" and 9'10" x 23'7" (3.81 x 4.04 and 3.02 x 7.19)
A very good sized L shaped room featuring a brick fireplace. Parquet flooring. Two radiators. Dual aspect with upvc double glazed windows. Part glazed door to the kitchen breakfast room. Double glazed sliding patio doors to the conservatory.

LOUNGE DINING ROOM

CONSERVATORY *8'9" x 11'5" (2.69 x 3.50)*
Upvc double glazed windows. Tiled floor. Doors to the west aspect garden.

KITCHEN BREAKFAST ROOM
13'1" x 13'5" (4 x 4.10)
A range of work surfaces and units with cupboard and drawers and sink unit with mixer tap. Integrated Also gas hob and integrated Samsung oven. Plumbing for washing machine and dish washer. Radiator. Cupboard housing the Daikin air-to-water heat pump. Radiator. Dual aspect with upvc double glazed windows and door to the side porch with two separate doors to the gardens..

STUDY / BEDROOM 4
6'6",272'3" x 10'3" (2,83 x 3.14)
Radiator. Upvc

FIRST FLOOR LANDING
Loft hatch.

BEDROOM 1 *15'8" x 11'11" (4.79 x 3.65)*
Range of built in wardrobes with mirrored doors. Radiator. Upvc double glazed window.

ENSUITE

Fully tiled with shower enclosure and fitted Mira shower. Wash hand basin. WC. Upvc double glazed window. Electric heater.

BEDROOM 2 *15'8" x 13'5" (4.80 x 4.10)*

Range of built in wardrobes with mirrored doors. Radiator. Upvc double glazed window.

BEDROOM 3 *6'6".26'2" x 8'4" (2..8 x 2.56)*

Radiator. Upvc double glazed window.

FAMILY BATHROOM

Fully tiled. Panelled bath with mixer tap and shower attachment. Wash hand basin. WC. Bidet. Upvc double glazed window. Radiator.

GARDENS

The gardens are on both sides of the house. On the west side lies the delightful well secluded west aspect lawn with shrubs and trees. On the east side is the pool with paved patio surrounds. We are advised that the pool is heated with a heat pump.

LARGE GARAGE *18'10" x 15'6" (5.75 x 4.74)*

Remote controlled up and over door. EV charging point.

STORE ROOM *17'2" x 10'5" (5.25 x 3.20)*

A very useful storage room attached to the garage.

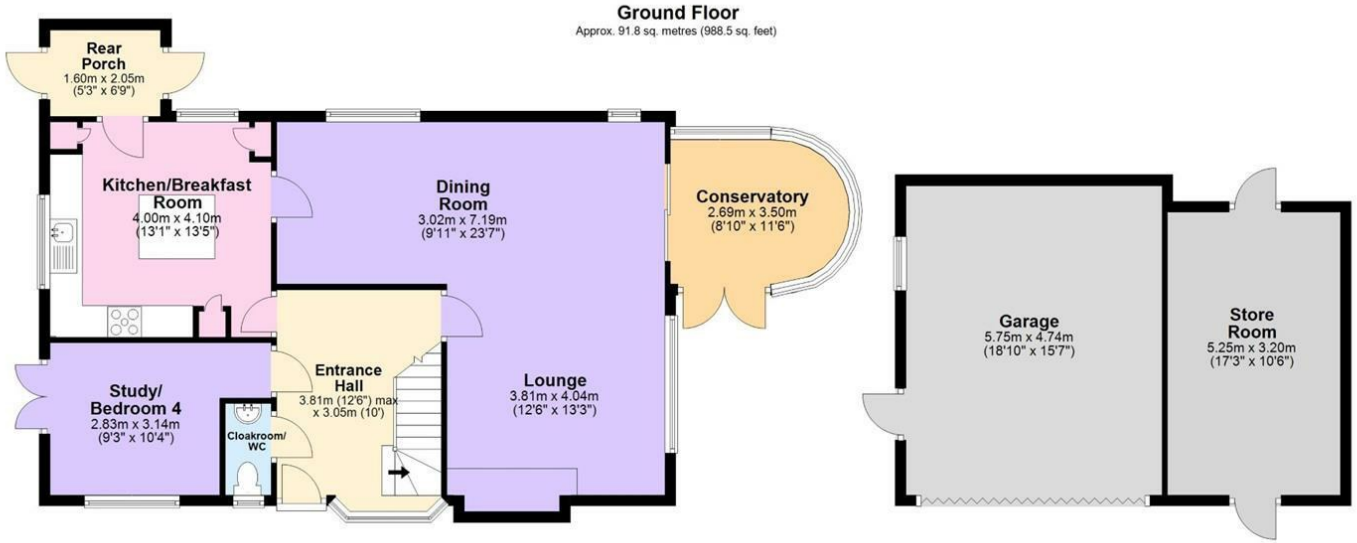
IN AND OUT DRIVE WAY

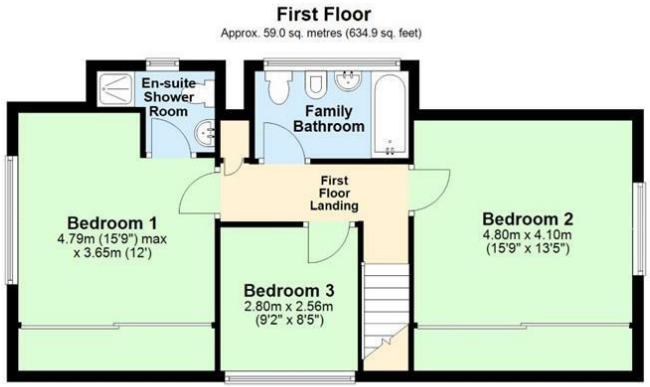
Lots of off road parking in the in and out brick paved driveway.

COUNCIL TAX F

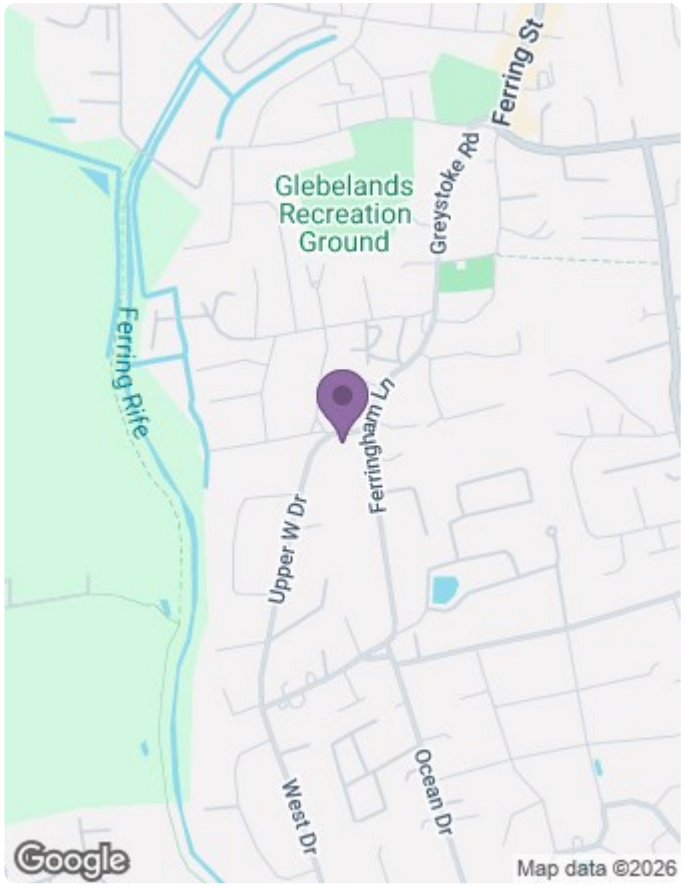
SWIMMING POOL

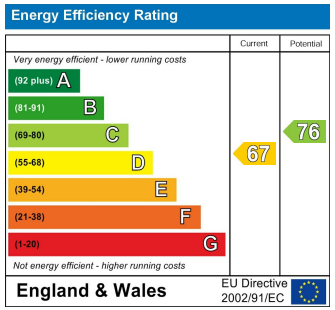
1 Clover Lane, Worthing, BN12 5LY

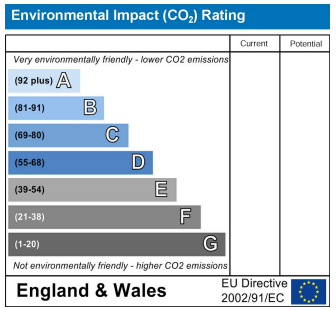




Total area: approx. 150.8 sq. metres (1623.4 sq. feet)







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