





6 West Drive

Ferring

A spacious and well presented three bedroom detached bungalow located in popular South Ferring.

The accommodation briefly comprises, porch, entrance hall, 16ft living room, conservatory, kitchen, three bedrooms and shower room/Wc.

Externally there are lawned gardens to front and rear, private driveway and garage.

This home is available chain free and internal viewing is highly recommended.

Council Tax band: E

Tenure: Freehold

- Detached Bungalow
- West Aspect Rear Garden
- Three Bedrooms
- Private Drive & Garage
- Lounge & Conservatory
- Shower Room/Wc
- Separate Wc
- South Ferring



Entrance

Glazed double doors opening to;

Porch

Part glazed front door opening to;

Hall

Radiator. Fitted shelf cupboard and further cloaks cupboard. Access hatch to loft space.

Cloakroom/Wc

Low level flush Wc and wash hand basin with cupboard under. Double glazed window. Part tiled walls.

Living Room

16' 10" x 12' 10" (5.13m x 3.91m)

Fireplace surround with insect electric fire. Double glazed window to side. Radiator. Double glazed double doors with window to either side opening to the conservatory.

Conservatory

11' 7" x 10' 1" (3.53m x 3.07m)

Wood effect floor. Double glaze windows and double doors overlooking and lead to the garden.

Kitchen

10' 11" x 10' 8" (3.33m x 3.25m)

Work surface with cupboards and drawers fitted under. Inset one and a half bowl sink. Space for washing machine and space for cooker with extractor above. Range of matching wall cupboards. Space for fridge freezer. Radiator. Part tiled walls. Double glazed window. Larder cupboard with window. Door to side.



**Bedroom One**

16' 0" x 12' 2" (4.88m x 3.71m)

Double glazed window to rear and side. Radiator. Excellent range of fitted furniture to include drawers, dressing table and wardrobes.

Bedroom Two

12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed window to front. Radiator.

Bedroom Three

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to side. Radiator.

Shower Room/Wc

Step in shower cubicle with glass door, pedestal wash hand basin and low level flush Wc. Part tiled walls. Double glazed obscure glass window. Airing cupboard housing hot water cylinder and shelving. Radiator.

FRONT GARDEN

Laid to lawn with mature border pathway to front door and pathway to side.

REAR GARDEN

Laid to lawn with large paved patio. Mature planted borders. Gate to front and personal door to garage.

DRIVEWAY

1 Parking Space

Providing off-road parking and leading to the garage.

GARAGE

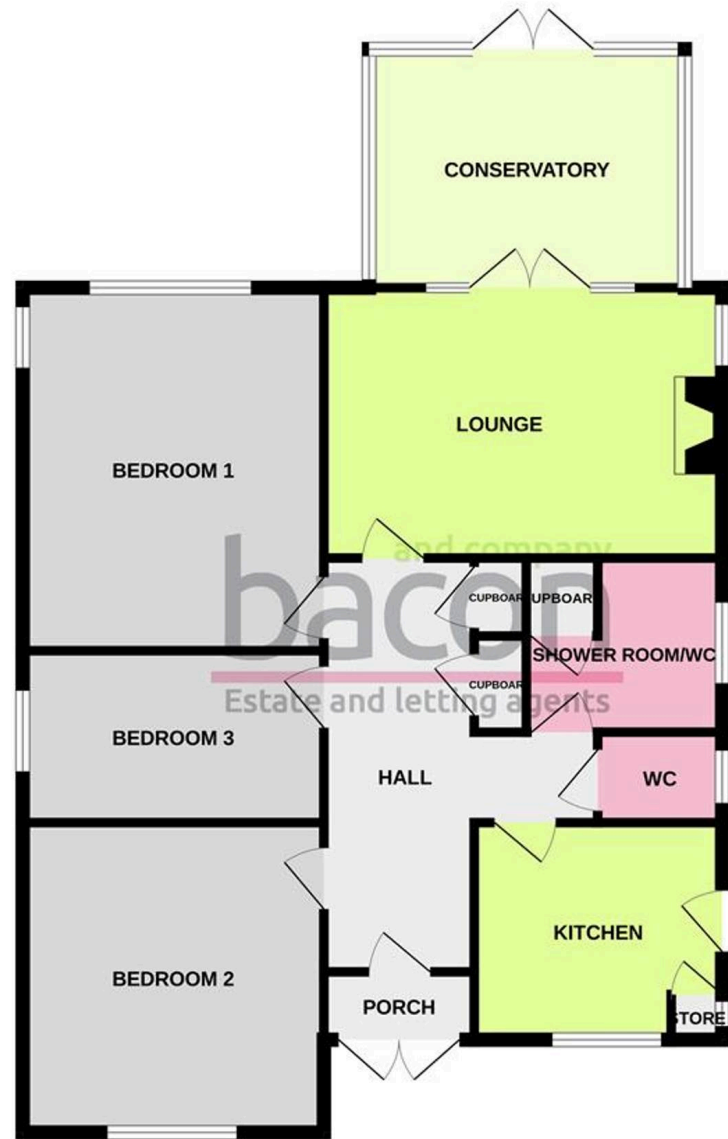
Single Garage

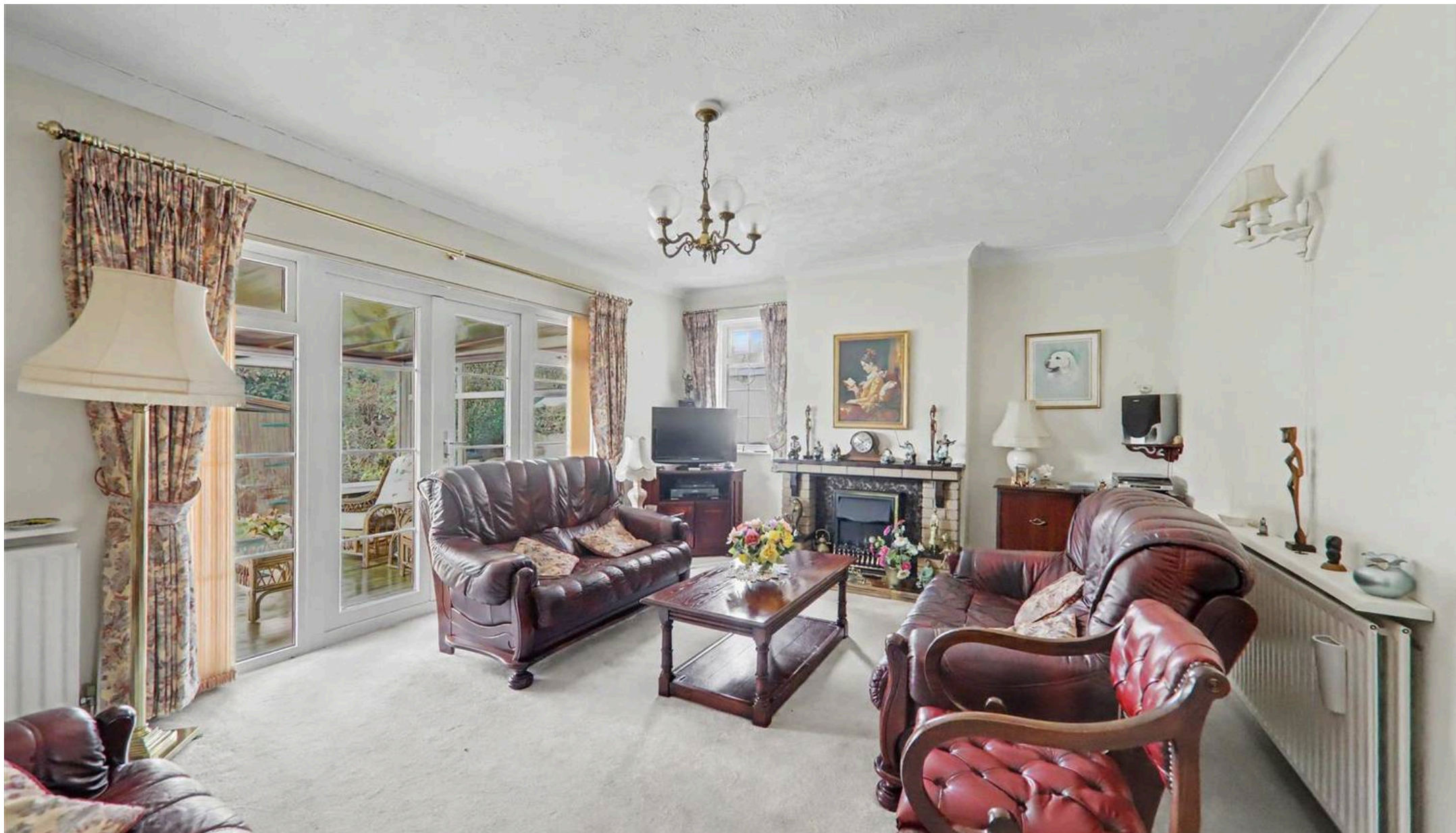
With electric door to front and personal door to the rear garden.





GROUND FLOOR





Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk



These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.