

118 SINGLETON CRESCENT, GORING-BY-SEA, BN12 5DJ
£445,000



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118 Singleton Crescent, BN12 5DJ

Mark Oliver Estate Agency present to the market a most attractive and well extended semi detached house located on the highly sought after Goring by sea and Ferring border. The house is bright & roomy featuring excellent accommodation including, a large south aspect lounge, dining room, extended fitted kitchen breakfast room with integrated appliances, 3 bedrooms and a modern fitted family bathroom. Gas heating & double glazing. Easy to maintain rear gardens. The house is extremely well located within 10 minutes walking distance of local shops in Ferring Village and at Aldsworth Parade in Goring by sea. The area is particularly well served with excellent schools including St Oscar Romero's and Ferring Primary School. Goring by sea station is about 10 minutes walk and the beach about 1/2 mile away. Viewing is highly recommended.



ENTRANCE HALL

Front door to entrance hall. Stairs to the first floor. Glazed door to the lounge.

LOUNGE

14'3" x 12'10" (4.35 x 3.92)

A wonderful bright south aspect lounge featuring a large bay window. Radiator. Fitted range of units with shelving, cupboards and drawers.



DINING ROOM

9'5" x 9'2" (2.88 x 2.81)

Radiator. Large understairs cupboard that also houses the gas fired boiler. Sliding patio doors to the conservatory.



KITCHEN BREAKFAST ROOM

22'3" x 8'3" (6.80 x 2.54)

A very well extended kitchen breakfast room with part tiled walls. Featuring a superb range of units with cupboards, drawers, sink unit and work tops. Integrated CDA electric hob and double oven. Extractor. Integrated Indesit dishwasher. Plumbing for washing machine. Space for fridge freezer. Dual aspect with double glazed windows. Glazed door to the conservatory. Electric heater.



CONSERVATORY

12'7" x 9'0" (3.85 x 2.75)

A super addition and versatile living space with doors leading to the rear garden. Laminate flooring.



LANDING

Loft hatch. Airing cupboard.

BEDROOM 1

11'10" x 10'8" (3.61 x 3.26)

A bright south aspect double bedroom. Radiator. Built in double wardrobe with storage above. Double glazed window.



BEDROOM 3

8'0" x 7'0" (2.45 x 2.15)

Radiator. Large built in cupboard. Double glazed window.

BATHROOM

We are advised that the bathroom was refitted about 3 years ago. With tiled walls and floor. White suite comprising panelled bath tub with fitted dual spray shower, including rain shower. Shower screen. Vanity unit and storage with wash hand basin. Heated towel rail. Mirrored cabinet. Double glazed window. WC. Spot lighting. Extractor.



FRONT GARDEN

The front garden is laid mainly to lawn with shrubs.



BEDROOM 2

10'7" x 9'7" (3.24 x 2.93)

A good sized double bedroom with a lovely view toward Highdown in the Southdown National Park. Radiator. Built in double wardrobe with storage above. Double glazed window.



REAR GARDEN

A well enclosed easy to maintain rear garden being laid mainly to lawn with shrubs. Side gate. Paved patio. Shed. Outside tap.

COUNCIL TAX BAND D. EPC BAND D.







Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

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