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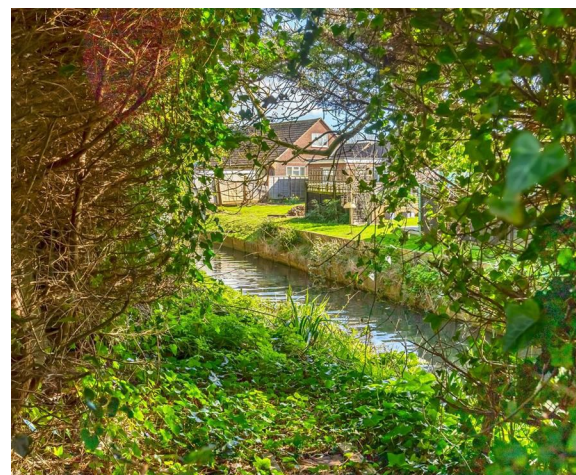
## Description

We are delighted to bring to market Rife House which is a very impressive and imposing Detached House sitting on a plot of approximately 0.5 acres and being 220 sq m/2368 sq ft internally in size. It is being sold with no chain and situated in the sought after location of Ferring. The property accommodation in brief is a vaulted entrance hall, living and dining room, kitchen/breakfast room, ground floor bedroom with en-suite shower room/w.c. On the first floor there are a further four double bedrooms, with the main having a large en-suite bathroom with shower/w.c and a further family bathroom/w.c. Outside there is a double and a single width garage, large front garden and a good size private south facing garden. Viewing is essential to fully appreciate this home

## Key Features

- Imposing Detached House
- Approx 0.5 acre plot
- Freehold
- Council Tax Band - G
- Three bath/shower rooms
- Five Double Bedrooms
- No Chain
- EPC Rating - C
- Triple Garaging
- Viewing Essential





#### Entrance Porch

double glazed front door and windows to

#### Vaulted Reception Hall

an impressive entrance into the property with part vaulted ceiling, radiator, storage and meter cupboards

#### Cloakroom/w.c

low level w.c, wash hand basin

#### Sitting Room

**6.41 x 4.29 (21'0" x 14'0")**

bay fronted double glazed window, fireplace, two radiators and opening to

#### Dining Room

**4.23 x 4.1 (13'10" x 13'5")**

range of double glazed windows and doors onto an overlooking the rear garden providing a triple aspect, two radiators

#### Kitchen/Breakfast Room

Open plan area

#### Kitchen

**3.46 x 3.07 (11'4" x 10'0")**

Measurements include built in units with one and a half bowl sink unit with cupboards and drawers under and over work top surfaces built in oven, hob, fridge, plumbing and space for dishwasher, tiled floor, double glazed window, opening to

#### Breakfast Room

**4.92 > 3.75 x 4.43 (16'1" > 12'3" x 14'6" )**

tiled floor, double glazed windows and door overlooking and giving access to rear garden, walk in cupboard with central heating boiler, hot water tank and controls

#### Utility Area

with sink unit, plumbing and space for washing machine, part tiled walls and cupboards

#### Ground floor Bedroom Five

**4.42 x 4.38 (14'6" x 14'4")**

radiator, double glazed windows and door to

#### En Suite Shower Room/w.c

with low level w/c, wash hand basin, heated towel rail, tiled walls and floors, double glazed window, walk in shower area

#### Semi Galleried Landing

radiator, walk in storage cupboard, access to loft space

#### Bedroom One

**6.23 max x 4.44 (20'5" max x 14'6")**

measurements are to include the built in wardrobes and into bay which have sliding doors, two radiators, double glazed bay windows with views over the garden, door to

#### En Suite Bathroom/w.c

corner bath, shower, low level w.c, radiator, part tiled wall and floor, obscured double glazed window

#### Bedroom Two

**4.27 x 3.23 > 3.85 (14'0" x 10'7" > 12'7")**

measurements include the built in wardrobes, radiator and double glazed window

#### Bedroom Three

**4.12 x 3.44 (13'6" x 11'3")**

radiator and double glazed window

#### Bedroom Four

**3.4 x 3.05 ( 11'1" x 10'0")**

measurements to include the built in wardrobes, double glazed window, radiator

#### Bathroom/w.c

bath, low level w.c, wash hand basin, tiled walls & floor, radiator, obscured double glazed window

#### Outside

##### Front Garden

mainly laid to lawn and shrubs, twin gates to the rear garden

##### Garaging & Driveway

A large gravel drive approaches the garaging which is arranged as a double width garage and further single garage and gates behind to a further secured parking area

##### Double Width Garage

**5.29 x 5.52 (17'4" x 18'1")**

with electric up and over door, power and light

##### Garage

**5.29 x 2.71 (17'4" x 8'10")**

with up and over door, power and light

##### South Facing Rear Garden

which is mainly laid to lawn, with patio area, pond and the River Rife is at the bottom of the garden



# Floor Plan Littlehampton Road



Total area: approx. 220.0 sq. metres (2368.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
<b>69</b>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

