



4



2



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C



Description

We are delighted to offer this Beautifully presented largely extended Detached Bungalow which has been finished with high quality throughout and feels like a brand new property throughout. It is situated in the sought after location of Ferring and the South Downs National Park is across the road. The mainline train station serving London, Brighton & Southampton is close by and the Sea can be found in approximately 1.7 miles and has good local amenities in Ferring and a nearby superstore with a bus route also being nearby.

The Property itself has a fantastic reception hall that leads to the reception area where you have a fully fitted kitchen with Bosch appliances, dining area, sitting room and folding doors that open onto the good size south facing rear garden, which creates a wonderful entertaining area. There are four bedrooms with one currently being used as an office. The master bedroom has a luxury en suite shower room/w.c and there is an equally high class bathroom, with large walk in shower and w.c. There is also a cloakroom/w.c and a utility room.

Outside is a good size front garden, long driveway leading to a 23'5" (7.14m) length garage. To the rear the large private South facing garden which has a big L-shaped patio and a decent size lawn area which is enclosed by fencing.

To fully appreciate this incredible home it MUST be viewed to be fully appreciated.

AI-generated visualisation showing the potential appearance of the front and rear gardens with lawn and fencing added. These are for illustration purposes only and the seller will be getting these added in due course.



Key Features

- Stunning Detached Bungalow
- Large South rear garden
- Ferring Location
- Freehold
- No Chain
- Four Bedrooms
- Impressive Reception and Entertaining Areas
- EPC Rating - C
- Council Tax Band - E
- Viewing Essential



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Front Door to

Reception Hallway

Smooth ceilings, cupboard with electric circuit breaker fuse box, herringbone style flooring, radiator, smooth ceiling, smoke alarm and spotlights, access to loft space

Cloadroom/ WC

Low level WC, obscured double glazed window, wash hand basin with cupboard below, smooth ceiling

Kitchen/ Dining Room

5.35 x 5.57 (17'6" x 18'3")
Fitted kitchen with BOSCH appliances including gas hob, extractor, fitted double oven and microwave, large tall fridge and freezer, dishwasher, atrium skylight, folding doors to garden, two tall radiators, smooth ceiling with spotlights, herringbone style flooring, opening to

Living Room

5.63 x 3.32 (18'5" x 10'10")
Two double glazed windows, tall radiator, herringbone style flooring, smooth ceiling

Bedroom One

4.95 x 3.56 (16'2" x 11'8")
Double glazed bay window, radiator, smooth ceiling, door leading to

En-suite shower W/C

Walk in double shower with drench head and screen and tiled walls heated towel rail, low level WC, wash hand basin set in unit

Bedroom Two

4.25 x 3.31 (13'11" x 10'10")
Double glazed window, radiator, smooth ceiling

Bedroom Three

4.21 x 3.16 (13'9" x 10'4")
Radiator, double glazed bay window, smooth ceiling

Bedroom Four/ Study

3.17 x 2.75 (10'4" x 9'0")
Velux skylight, radiator, smooth ceiling

Bath/ Shower Room/w.c

2.45 x 2.67 (8'0" x 8'9")
Shaped bath with mixer tap and shower attachment, walk in double shower cubicle with drench head, wash hand basin and lower level WC set into unit, obscured double glazed window, tiled walls, smooth ceiling with spotlights, and extractor fan

Utility Room

4.7 x 1.3 (15'5" x 4'3")
Accessed from rear garden, radiator, plumbing and space for washing machine, double glazed door

Front Garden

Laid to large shingle drive, enclosed by fencing, side access, lawn to be added before completion

Garage

7.14 x 2.76 (23'5" x 9'0")
Double glazed door to rear, power and light.

South Rear Garden

Large panelled raised patio, shingle boarders, fencing, lawn and trees to be added before completion



Floor Plan Littlehampton Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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.



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