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## Description

Robert Luff & Co are pleased to present this two or three bedroom detached bungalow located in Ferring. Living accommodation comprises two double bedrooms, a dining area that can be converted to a third bedroom, kitchen, shower room, W.C and lean-to. There is also the benefit of a garage, good sized rear garden and off road parking for multiple cars. It is positioned close to local shops and transport links with bus route close by. Goring Way is bright and spacious and is being offered with no ongoing chain.

## Key Features

- Detached Bungalow
- Spacious Rooms
- Chain Free
- EPC - D
- Freehold
- Two/Three Bedrooms
- Garage
- Popular Location
- Council Tax Band - E





**Entrance Hall**

**Dining Area**

**4.59 x 4.31 (15'0" x 14'1")**

Can be turned into bedroom three with a partition wall

**Lounge**

**5.40 x 3.63 (into bay) (17'8" x 11'10" (into bay) )**

**Kitchen**

**3.32 x 3.31 (10'10" x 10'10")**

**Bedroom One**

**4.55 x 3.33 (14'11" x 10'11")**

**Bedroom Two**

**3.63 x 3.32 (11'10" x 10'10")**

**Bathroom**

**2.38 x 1.63 (7'9" x 5'4")**

**W.C**

**1.45 x 0.80 (4'9" x 2'7")**

**Lean-to**

**3.75 x 1.07 (12'3" x 3'6")**

**Garage**

**5.47 x 2.42 (17'11" x 7'11")**

Wall mounted meters, up and over main door, personal door to garden, power and lighting

**Front Garden**

Off road parking for multiple cars

**Rear Garden**

Mainly laid to lawn, patio section



