



Elm Park, Ferring

Offers In Excess Of
£675,000
Freehold

- Extended Detached Chalet • Four/Five Bedrooms
- Superb Open plan living • Ferring village
- Two Bath/shower rooms • EPC Rating
- Landscaped gardens • Ample Parking
- Utility & Office • Viewing Essential

Robert Luff & Co are delighted to offer this extended Detached Chalet Bungalow situated in the heart of the sought after location of Ferring Village. The property is just over a mile away from the sea and the mainline station of Goring, which serves London, Brighton, Southampton & Portsmouth. The property has spacious and versatile accommodation which in brief has on the ground floor two/three bedrooms, superb open plan living, family and dining room opening up to the modern fitted kitchen, a shower room/u.c, office and utility room. On the first floor are two double bedrooms and an En-suite bathroom/u.c. Outside there is ample parking and a good size landscaped rear garden. Internal viewing is essential to fully appreciate this property.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Part glazed door into:

Entrance Hall

Tiled floor, two radiators with decorative covers, stairs leading up, skimmed ceiling, double glazed doors opening into:

Open Plan Living / Dining Room 22'2 x 21'0 (6.76m x 6.40m)

Double glazed windows to both sides, two radiators, wall mounted TV point, space for formal dining table and chairs, tiled floor, two double glazed patio doors sets overlooking and opening out onto the rear garden, the space flows nicely into a kitchen / breakfast area.

Refitted Kitchen / Breakfast Area 14'4 x 12'3 (4.37m x 3.73m)

Measurements to include fitted units. Double glazed window to rear overlooking the garden, one and a half built in eye-level oven range of wall and base units with built in eye-level double oven, four ring gas hob with floating feature stainless steel extractor hood above, integrated dishwasher, space for American style fridge freezer, extended breakfast bar with space for stools, skimmed ceiling with spotlights, door into:

Utility Room 6'8 x 6'0 (2.03m x 1.83m)

Tiled floor, matching range of wall and base units, space and plumbing for washing machine and tumble dryer, wall mounted boiler, mega flow system, radiator, door into:

Office Space 7'9 x 7'8 (2.36m x 2.34m)

space for work stations, currently the dog kennel, door into front garage.

Lounge / TV Room / Bedroom Five 11'8 x 10'0 (3.56m x 3.05m)

Double glazed leaded light window to front, radiator, TV point, skimmed ceiling with spotlights.

Bedroom One 16'2 x 11'4 (4.93m x 3.46m)

Two double glazed windows to side aspect, double glazed leaded light bay window to front aspect, radiator, TV point, space for wardrobes and furniture, skimmed ceiling with spotlights.

Dressing Room / Bedroom Four 8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to side aspect, radiator, range of beautifully fitted wardrobes with high gloss and mirrored folding doors, all offering a range of hanging space and shelving, built in dressing table with drawers below, skimmed ceiling with spotlights.

Refitted Ground Floor Bathroom

Tiled floor, walk-in glass shower enclosure with mains shower and floating head, low level flush W.C, wash hand basin inset to vanity unit with chrome mixer tap, heated wall mounted towel rail, fully tiled walls, extractor fan.

First Floor Landing

Double glazed Velux window to front aspect, built in storage cupboard with hanging space, door to both bedrooms.

Bedroom Two 20'1 x 11'10 (6.12m x 3.61m)

Double glazed Velux windows to both sides, radiator, built in eaves storage cupboard, wall mounted TV and stand, feature Juliet balcony overlooking the rear garden, space for furniture, door into:

En-Suite Bathroom/u.c

Double glazed frosted window to side aspect, panel enclosed corner Jacuzzi bath with chrome mixer tap and shower attachment, low level flush W.C, pedestal wash hand basin with mixer tap, chrome heated towel rail, part tiled walls.

Bedroom Three 13'6 x 10'9 (4.09m x 3.28m)

Two double glazed Velux windows to side aspect, built in eaves storage cupboard, radiator, TV point, space for furniture.

Rear Garden

A particular feature to this wonderful family home is this beautifully well established rear garden, being mainly laid to lawn with a large wrap around patio providing the ideal space for entertaining, a feature sloped raised decking area providing further seating with a covered Jacuzzi hot tub and outside storage. Other benefits include an outhouse work station and side access.

Driveway

Block paved driveway providing off road parking for several vehicles, leading to garage.

Garage

Which has been converted to give Part storage with up and over door.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floorplan



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