

Offers In Excess Of £675,000 Freehold

- 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 form 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/w.c, office and utility room. On the first floor are two double bedrooms and an En-suite bathroom/w.c. Outside there is ample parking and a good size landscaped rear garden. Internal viewing is essential to fully appreciate this property.





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, filed 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 filted units. Double glazed window to rear overlooking the garden, one and a half bowl sink unit inset to granite work surfaces with tops, matching with 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 (3.66m x 3.06m)

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 spollights.

Dressing Room / Bedroom Four 8'9 x 8'4 (2.67m x 2.64m)

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

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 filed 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/w.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 filed walls.

Bedroom Three 13'5 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 firmure.

Rear Garden

A particular feature to this wonderful family home is this beauffully 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 latther 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.

Garag

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



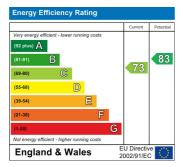


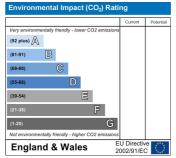












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