



Beehive Lane, Ferring, West Sussex, BN12 5NR

A STUNNING 3 BED DET BUNGALOW IN THE FAVOURED SOUTH FERRING AREA

- Three Bedrooms
- Cloakroom
- Open Plan Living/Dining/Sitting Rm
- Feature Kitchen/Breakfast Room
- En Suite Bathroom & Shower Room
- Utility Room
- Feature South Rear Garden
- Driveway and Garage

£900,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented three bedroom detached bungalow in the favoured South Ferring area within walking distance of the seafront and beach and close to local shops. The accommodation features stunning open plan living room, dining room, sitting room, bedroom three with en suite cloakroom, feature kitchen/breakfast room, utility room, en suite bathroom and shower room. Outside there is a feature secluded South facing rear garden, garage and feature brick in-lay in and out driveway. Further features include double glazing and gas central heating. Internal viewing is highly recommended to appreciate this immaculate property.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with leaded light inserts and leaded light side windows to -

ENTRANCE PORCH

Radiator, double glazed window and double glazed door to -

SPACIOUS ENTRANCE HALL

Radiator, airing cupboard with hot water tank and slatted shelving, cupboard over, fitted cloaks cupboard with shelving, coved and flat ceiling, hatch to roof space with pull down ladder.

OPEN PLAN LIVING/SITTING/DINING ROOM

LIVING ROOM - 6.43m x 6.1m (21' 1" x 20')

The living room is double aspect with double glazed windows, radiator, ceiling rose, opening to -

SITTING ROOM - 4.67m x 2.18m (15' 4" x 7' 2")

With double glazed bi-fold doors which leads to the stunning South facing secluded rear garden, double glazed window, opening to -

DINING ROOM - 5.28m x 2.9m (19' 4" x 9' 6")

Double glazed windows overlooking the rear garden, radiator, coved and textured ceiling with ceiling rose, door to -

STUDY/BEDROOM 3 - 2.79m x 2.51m (9' 2" x 8' 3")

Double glazed windows overlooking the rear garden, radiator, coved and textured ceiling, door to -

CLOAKROOM

With low level WC, wash hand basin with cupboards under, radiator, frosted double glazed window, part tiled walls, shaver

point, coved and textured ceiling, built-in cupboard with shelving.

FEATURE KITCHEN/BREAKFAST ROOM - 2.13m x 2.69m (11' 7" x 8' 10")

An excellent range of modern fitted units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, integrated dishwasher, roll top work surface adjacent with an excellent range of cupboards and drawers under and eye level cupboards over, integrated fridge, fitted double Bosch oven with 4-ring grill and stainless steel extractor over, attractive part tiled walls, double glazed window, radiator, larder style cupboard with shelving, coved and textured ceiling, double glazed door giving access to -

UTILITY ROOM - 3.38m x 1.78m (11' 1" x 5' 10")

Roll top work surface with cupboard and drawer under, space for tall fridge/freezer, washing machine and further appliances, radiator, double glazed door giving access to the rear of the property.

MASTER BEDROOM - 4.57m x 3.3m (15' x 10' 10")

This room is double aspect with double glazed leaded light windows, radiator, coved and textured ceiling, door to -

EN SUITE BATHROOM/WC

With feature roll top bath with telephone style shower attachment, wash hand basin with cupboards and shelving under, low level WC, attractive tiled walls.

BEDROOM TWO - 3.91m x 3.3m (12' 10" x 10' 10")

Double glazed leaded light windows, radiator, coved and textured ceiling.

FAMILY SHOWER ROOM

With step-in shower cubicle with fitted shower, feature tiled walls, wash hand basin set into vanity unit with cupboards and display surfaces, WC, frosted double glazed window, heated towel rail and textured ceiling.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

OUTSIDE

FEATURE REAR GARDEN

Stunning rear garden which is secluded and laid to shaped lawn with deep plant, flower, shrub and bush borders, paved patio area to the front of the garden, which is separated with an attractive wooden fence, access on both sides of the bungalow via gates to the front of the property, double glazed door giving access to garden storage cupboard, outside water tap, personal door to -



GARAGE - 1.83m x 3.02m (18' 6" x 9' 11")

With electric up and over door, Worcester gas fired boiler which supplies domestic hot water and central heating, power and light.

BRICK IN-LAY IN AND OUT DRIVEWAY

With inset bush and plant border.

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Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.