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Description

We are delighted to offer this Stunning Extended Bungalow sitting on 0.16 of an acre with a Large Beautiful Rear Garden in a quiet close in Ferring Village. Internal Viewing is a MUST to fully appreciate its quality, the plot and its position. It is situated between the South Downs National Park and the Beach, which is just over a mile away. It has good access to shops, bus routes and the local train service from Goring serves London, Brighton, Portsmouth and Southampton. The Bungalow has been completely renovated and the extension allows for wonderful open plan living and a flow from each room to another. There is a modern fully fitted kitchen which accesses the Dining area easily with folding doors overlooking and onto the amazing rear garden. There are two double bedrooms with fitted furniture and the Master has access onto the rear garden and a large En-suite Shower Room. In addition there is another Shower room/w.c. Outside is a driveway to the garage and the front lawn has a gate leading to the side garden, entertaining cabin and the exceptional Garden at the rear of the property.

Key Features

- Stunning Extended Bungalow
- Large Beautiful Garden
- Ferring Village
- Large Open Plan Living
- Two Double Bedrooms
- Two Shower Rooms/w.c's
- Side Garden/Greenhouse
- Freehold/EPC Rating - C
- Council Tax Band - D
- Viewing Essential



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Entrance Porch

Double Glazed Front Door to

Entrance Hall

Radiator, Electric meter cupboard, access to loft space, smooth ceiling

Living Room

6.47 x 3.361 (21'2" x 11'0")
Fireplace, square bay double glazed windows with fitted shutter blinds, smooth ceiling, radiator and folding doors leading to

Dining/ Family Room

6.53 x 2.87 (21'5" x 9'4")
feature double glazed folding doors onto and over looking the rear garden, patterned tiled flooring, three ceiling glazed units, radiator and opening through to

Modern Fitted Kitchen

3.46 x 3.22 (11'4" x 10'6")
Measurements are to include the comprehensive range of built in units, including a single drainer sink unit with mixer tap, units and drawers under and over the work top surfaces, built in double oven, hob, extractor fan and microwave, built in washing machine and dishwasher, tall fridge/ freezer and large storage cupboards, smooth ceiling and tiled flooring

Bedroom One

3.89 x 3.35+2.93>1.27 (12'9" x 10'11"+9'7">4'1")
Measurements to include built in furniture including a range of wardrobes, chest of drawers, dressing table, radiator, smooth ceiling, double glazed double doors with built in shutter blinds leading to garden

En-Suite Shower Room/w.c

Walk in shower with large rinser head and additional rinser, low level WC, twin wash hand basins with cupboards below and mirrors and lighting, tiled walls and floors, double glazed windows with built in shutters, smooth ceiling and extractor fan

Bedroom Two

3.16 x 2.87 (10'4" x 9'4")
Measurements to include built in wardrobes with sliding mirrored front doors, double glazed window with shutter blinds, radiator and smooth ceiling

Shower Room/w.c

1.57 x 2.39 (5'1" x 7'10")
Walk in shower with large rinser head and additional rinser, mirror wall cabinet above low level WC and wash hand basin, heated towel rail, radiator, tiled walls and floor, smooth ceiling and obscured double glazed windows

Outside

Garage & Driveway

Approached by driveway for two cars and and up and over door

Front Garden

Laid to lawn, flower and shrubs and gate leading to side garden

Side Garden

with area of shingle, vegetable patch and greenhouse

Cabin/ Garden Entertaining Room

4.096 x 2.89 (13'5" x 9'5")
the main part which is accessed by double doors and has power and light and also a fitted book case , designed shelving and cupboards, window. To the other end of the cabin with its own separate door access utility area with tumble dryer, power and light

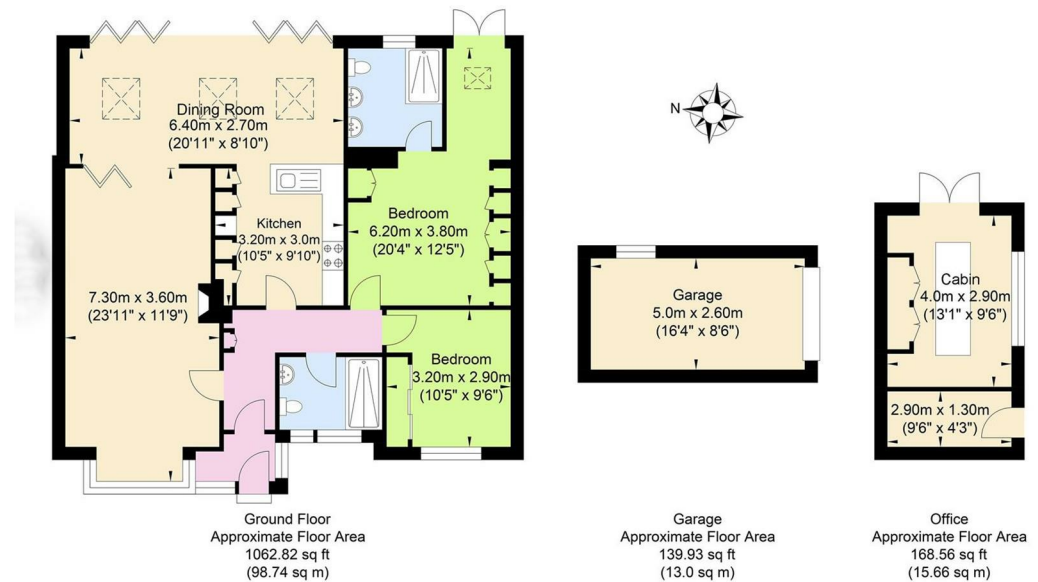
Amazing Rear Garden

Which is a magnificent feature of the property, it being stocked with a variety of trees, shrubs and plants and having areas of lawn, hedging, lighting and large patio area



Floor Plan Brookside Close

Brookside Close



Approximate Gross Internal Area (Excluding Garage and Cabin/Utility) = 98.74 sq m / 1062.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
74	79		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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