



3



2



2



D



## Description

Robert Luff & Co are pleased to present this three double bedroom detached house located in a quiet close in Ferring. Upstairs accommodation includes three double bedrooms, bathroom and walk in wardrobe. Downstairs living comprises a lounge, further reception room, kitchen, W.C and lean-to offering further storage. The property also benefits a garage, well maintained south facing rear garden with raised decking and lawn sections, double glazing and gas fired central heating. The property is extremely well presented and has been cared for by the current owners for many years. Green Park is a quiet close located not far from local shops, transport links and doctors surgery. The property is also being offered with no ongoing chain - internal viewing advised.



## Key Features

- Detached House
- South Garden
- Well Presented
- Chain Free
- Council Tax Band - E
- Three Double Bedrooms
- Two Reception Rooms
- Garage
- EPC - D
- Freehold



[robertluff.co.uk](http://robertluff.co.uk)

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)

Robert  
Luff & Co



**Entrance Hall**

**Lounge**  
6.29 x 3.50 (20'7" x 11'5" )

**Reception Two**  
5.75 x 3.73 (18'10" x 12'2")

**Kitchen**  
3.74 x 3.07 (12'3" x 10'0")

**W.C**  
2.08 x 1.06 (6'9" x 3'5")

**First Floor Landing**

**Bedroom One**  
3.50 x 5.06 (max) (11'5" x 16'7" (max) )

**Bedroom Two**  
4.66 x 3.44 (15'3" x 11'3")

**Bedroom Three**  
3.79 x 3.41 (12'5" x 11'2")

**Bathroom**  
2.25 x 2.79 (7'4" x 9'1")

**Rear Garden**  
Mainly laid to lawn, patio section, raised decking area with hot tub, brick built storage, mature shrubs and borders side access to front of property.

**Front Garden**  
Off road parking, side access to rear garden, lawn section with flower and shrub borders.

**Garage**  
2.44 x 4.69 (8'0" x 15'4")  
power and lighting, wall mounted meters.



