



Offers Over
£480,000
 Freehold

Bennett Gardens, Ferring

- Four Bedrooms
- Two Bathrooms
- Large Kitchen/Diner
- Garage & Driveway
- Council Tax Band - E
- South West Facing Garden
- Two Reception Rooms
- EPC RATING - B
- Utility/cloakroom/w.c
- FREEHOLD

We are delighted to offer this four bedroom house built in 2017 and redecorated throughout by the current owners in a contemporary style, situated in the sought after location of Ferring with access to shops, schools, A259 and links to A27 and A24 nearby. The mainline railway station of Goring serving London, Brighton, Southampton and Portsmouth is just over a mile away. The property has spacious rooms, comprising of four beds, living room, 26'8" kitchen/dining room, family bathroom/w.c, en-suite shower/w.c, utility room, garage and parking and a nice size rear garden with the remainder of NHBC certificate. Internal viewing is essential to fully appreciate this home.

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**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Stairs leading up to first floor, under stairs storage cupboard housing electric meters

Utility/Cloakroom/w.c

with plumbing and space for washing machine, sink unit, low level w.c,

Lounge 15'6" x 12'8" (4.72m x 3.86m)

Double glazed window, radiator.

Kitchen / Breakfast Room 26'1" x 10'52" (7.95m x 3.05m)

Matching range of wall and base units with stainless steel sink unit inset to worktop with mixer tap and drainer, integrated dishwasher, Zanussi oven and grill and fridge freezer, cupboard housing boiler, double glazed window, radiator. double glazed double opening doors to rear garden

Office/ Bedroom 8'72" x 6'58" (2.44m x 1.83m)

Double glazed window, radiator.

First floor Landing

Bedroom One 12'07" x 12'81" (3.84m x 3.66m)

Double glazed window, radiator.

En-Suite Shower Room/w.c

Shower cubicle with W/C, pedestal wash hand basin, obscured double glazed window, part modern tiled.

Bedroom Two 13'9" x 9'82" (4.19m x 2.74m)

Double glazed window, radiator.

Bedroom Three 11'34" x 9'8" (3.35m x 2.95m)

Double glazed window, radiator.

Bedroom Four 12'8" x 9'03" (3.86m x 2.82m)

Double glazed window, radiator.

Bathroom/w/c

Double glazed window, bath unit with shower attachment, pedestal wash hand basin, low level flush w/c, radiator.

Rear Garden

Paved patio area, mainly laid to lawn, door to garage, further seating area in the corner, gate access from driveway to garden.

Front Garden

Flower and shrub borders

Driveway

to the side of the property and leading to the garage

Garage

Up and over door, power and light and personal door to rear garden

Agents Note

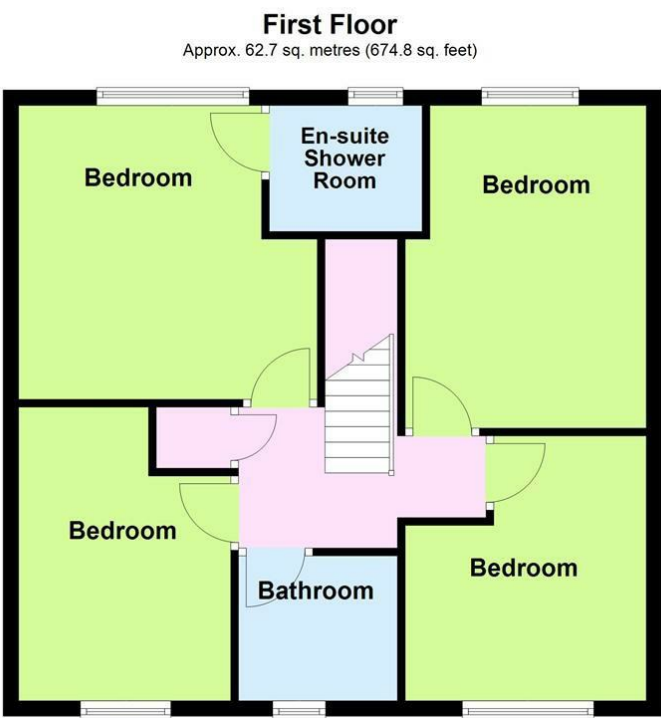
There is a annual Estate Management Charge which we are awaiting confirmation of the amount from the sellers



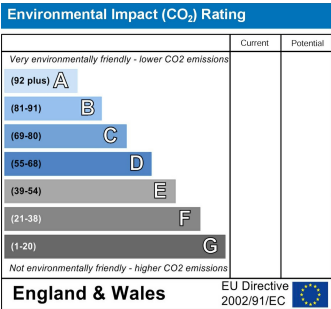
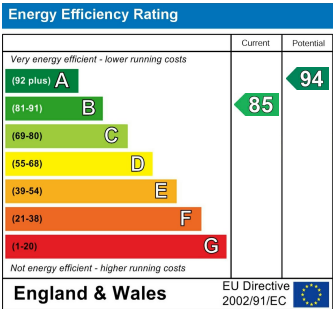
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Total area: approx. 125.4 sq. metres (1349.6 sq. feet)



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