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C



Description

Robert Luff & Co are pleased to present this extended semi detached bungalow located in Ferring. The property is currently arranged as three bedrooms with two reception rooms, kitchen, bathroom and utility area.

It has planning permission approved to extend further to the rear which would result in the property offering four bedrooms (one with an en-suite), bathroom and a large open plan living area to include a kitchen, lounge and kitchen with bi-fold doors to the garden. It is located close to local schools, shops and transport links and offers off road parking for multiple cars. Extension plans available on request.

Key Features

- Semi Detached Bungalow
- Extended
- Utility Area
- Ferring Location
- Council Tax Band - C
- Three Bedrooms
- Two Reception Rooms
- Planning Approved to Extend
- Freehold
- EPC - C



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Entrance Hall

Dining room

3.36 x 3.97 (11'0" x 13'0")

Kitchen

2.25 x 3.00 (7'4" x 9'10")

Living room

3.70 x 3.35 (12'1" x 10'11")

Bedroom

2.33 x 2.56 (7'7" x 8'4")

Wardrobe Area

3.30 x 2.68 (10'9" x 8'9")

Located opposite utility area on floorplan



Utility Area

1.69 x 1.82 (5'6" x 5'11")

Bedroom

2.90 x 2.90 (9'6" x 9'6")

Bedroom

2.66 x 2.90 (8'8" x 9'6")

Bathroom

1.91 x 1.77 (6'3" x 5'9")

Rear Garden

Level and ready for landscaping

Front Garden

laid to hard standing with parking for multiple cars

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Floor Plan West Onslow Close



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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