Robert Luff & Co

Clover Lane, Ferring, Worthing

Freehold - Offers Over £525,000

3

2

1

D



Description

We are delighted to offer this Detached Bungalow situated in South Ferring with its nice range of village shops, restaurants, coffee shops and the sea can be found in approx half a mile. The south downs national park is nearby and also there is easy access to the Rifer Rife. There is a good bus service to the village and the mainline railway station can be found in just under a mile and a half. The property has two reception rooms, conservatory, three bedrooms and off road parking, garage and easily maintained south facing rear garden. This property has the benefit of no forward chain



Key Features

- Detached Bungalow
- Two Reception Rooms
- EPC rating - D
- Freehold
- No forward Chain
- Three Bedrooms
- South Ferring Location
- Council Tax Band - D
- Garage
- Conservatory





robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert Luff & Co





Front Door & Entrance Hall
Meter cupboard , electric box, radiator, access to loft space with large loft area that could be converted into additional living space subject to all the necessary consents

Living Room
4.26 x 3.65 (13'11" x 11'11")
Radiator, double glazed window, fireplace, double glazed sliding doors to

Conservatory
2.94 x 3.08 (9'7" x 10'1")
Double glazed and brick construction with pitched roof, double glazed doors to garden, tiled floor

Dining Room
3.71 x 3.14 (12'2" x 10'3")
Double glazed window, radiator, storage cupboard

Kitchen
3.48 x 2.28 (11'5" x 7'5")
Measurements to include built in units, single bowl single drainer sink unit with mixer tap, units and drawers under and over work top surfaces, plumbing and space for washing machine, part tiled walls, fitted oven and hob and extractor, double glazed window and door, wall mounted gas fired boiler.

Bedroom One
4.27m x 3.15m (14' x 10'4")
Measurements to include built in wardrobes, radiator, double glazed window

Bedroom Two
3.42 x 2.52>2.05 (11'2" x 8'3">6'8")
Measurements to include built in wardrobes, radiator and double glazed window

Bedroom Three
2.51 x 1.94 (8'2" x 6'4")
Measurements to include built in wardrobes, radiator and double glazed windows

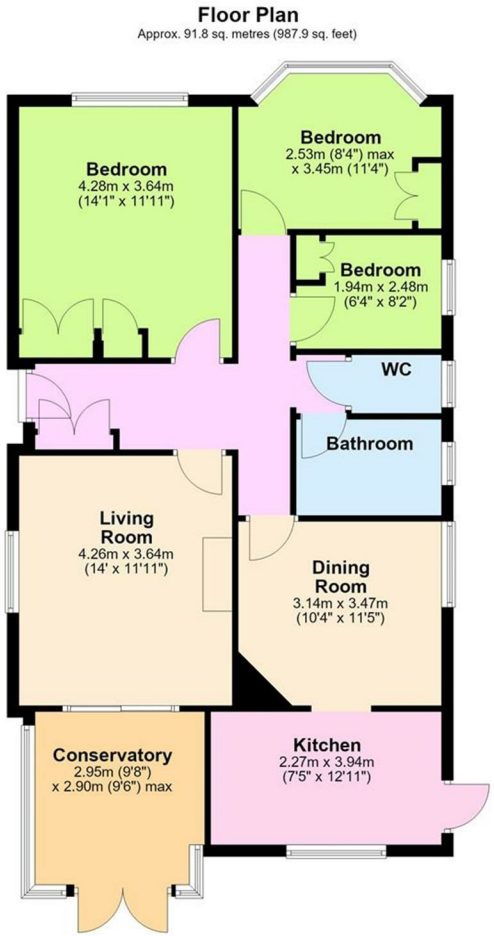
Bathroom
Bath, wall mounted shower, double glazed window, wash hand basin, radiator, airing cupboard

Separate WC
Low level WC, double glazed window

Front Garden
Laid to off road parking, flower and shrub borders

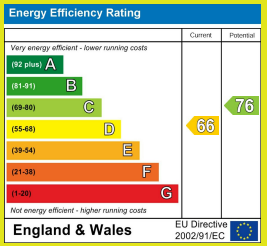
Garage
Approached by a shared driveway

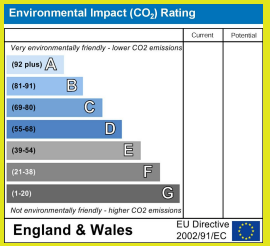
Floor Plan Clover Lane



Total area: approx. 91.8 sq. metres (987.9 sq. feet)







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.

robertluff.co.uk
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
01903 331567 | goring@robertluff.co.uk

Robert Luff & Co