



Singleton Crescent, Ferring

Asking Price
£500,000
Freehold

- Detached Bungalow
- South Rear Garden
- Freehold
- Council Tax Band - D
- Two Double Bedrooms
- Garage
- EPC Rating - D
- Viewing Advised

Robert Luff & Co are delighted to offer this spacious Detached Bungalow situated in the sought after location of Ferring which has villages shops, good bus and train service, access to the south downs and the sea being just over a mile away. The property has a spacious entrance hall, double aspect living room, kitchen/breakfast room, sun room, two double bedrooms and a shower room/w.c. Outside there is a driveway leading to the garage and a nice size south facing rear garden. Other benefits include double glazing and gas heating. Internal Viewing is highly recommended

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Accommodation

Entrance Hall

accessed via a double glazed front door, radiator, access to loft space, cloaks cupboard with hanging rail, electric meter and fuse board

Double Aspect Living Room 17'0" x 13'7" (5.2 x 4.145)

two double glazed windows providing a double aspect and views over looking the gardens with double glazed door opening onto the rear garden, fireplace, two radiators

Kitchen/Breakfast Room 13'3" x 9'10" (4.06 x 3)

measurements are to include the fitted units and comprising of one and half bowl, single drainer sink unit, range of units and drawers over and under the work top surfaces, plumbing and space for washing machine and slimline dishwasher, space for cooker, smooth and coved ceiling with spotlights, radiator, part tiled walls, wall mounted gas fired central heating boiler, two double glazed windows giving a double aspect and double glazed door onto

Sun Room 10'10" x 8'9" (3.31 x 2.68)

smooth ceiling with spotlights, double glazed windows and two double glazed doors giving access to the side and the rear garden

Bedroom One 13'11" x 12'0" (4.25 x 3.66)

measurements are to include the fitted wardrobes with hanging and shelving, smooth and coved ceiling, radiator, double glazed window overlooking the rear garden

Bedroom Two 12'10" x 12'6" (3.93 x 3.826)

double glazed window and radiator

Shower Room/u.c

Walk in shower area with large drench head and glass screen, wash hand basin with cupboards below, low level u.c, obscured double glazed window, heated towel rail, tiled wall and floor

Outside

Front Garden

laid to lawn, pathway to front door

Garage and Driveway 17'6" x 10'2" (5.34 x 3.11)

driveway providing good off road parking leading to the garage with up and over door, power and light and personal door to rear garden

Garden Store 10'2" x 8'2" (3.099 x 2.49)

attached to the rear of the garage and having power and light

South facing Rear Garden

being a lovely feature of the property and being mainly laid to lawn, two patio areas, shingle area, small trees, hedging and fencing, side access gate



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Floorplan



Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.