Robert Luff & Co

Kilham Way, Ferring

Freehold - Asking Price £350,000

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Description

Robert Luff and Co are pleased to present this beautifully finished three bedroom semi-detached house located in a quite development in Ferring. The property is set over two floors with the first floor offering three good sized bedrooms with one having an en-suite and a family bathroom too. Downstairs benefits a large lounge, kitchen/diner and separate W.C. To the rear there is a west facing garden with patio area, personal door into an oversized garage that has parking to the front with an electric car charger. Opposite the property is a lovely green perfect for dog walking, Kilham Way is located close to local shools, shops and major road connections too with internal viewing advised.







Key Features

- Semi Detached House
- Oversized Garage
- En-Suite
- Quiet Location
- Council Tax Band -
- Three Bedrooms
- West Garden
- Beautifully Finished
- Freehold
- EPC -

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Entrance Hall

Lounge
4.27 x 3.70 (14'0" x 12'1")

Kitchen / Diner
3.99 x 4.72 (max) (13'1" x 15'5" (max))

W.C
1.03 x 1.83 (3'4" x 6'0")

First Floor Landing

Bedroom Two
3.31 x 2.61 (10'10" x 8'6")

Bedroom One
3.41 x 3.70 (11'2" x 12'1")

En-Suite
1.65 x 1.76 (5'4" x 5'9")

Bedroom Three
3.55 x 2.03 (11'7" x 6'7")

Bathroom
1.70 x 2.02 (5'6" x 6'7")

Front Garden
Driveway with parking

Rear Garden
West facing, mainly laid to lawn, decked area, personal door to garage.

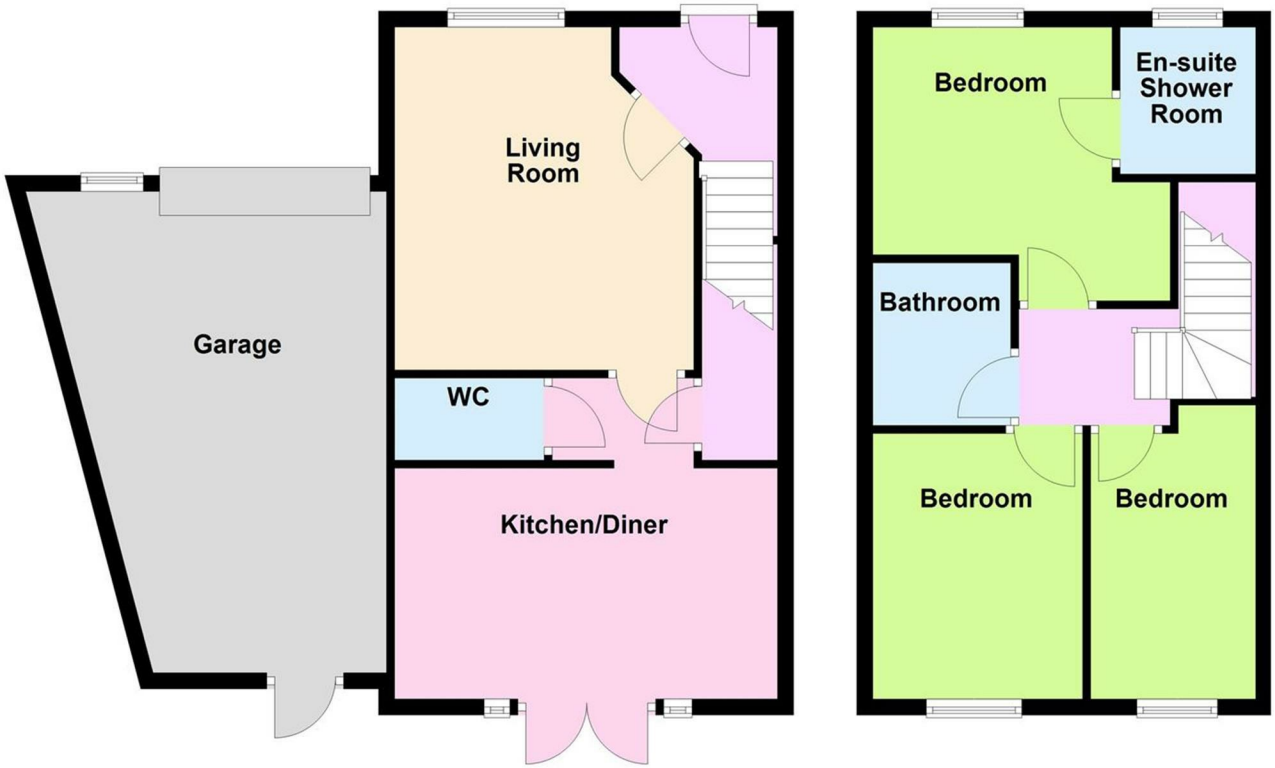
Garage
6.00 x 4.47 (max) (19'8" x 14'7" (max))
Oversized, up and over main door, power and lighting, personal door to rear.

Agents Note
This property has an estate charge of approximately £300 PA

Floor Plan Kilham Way

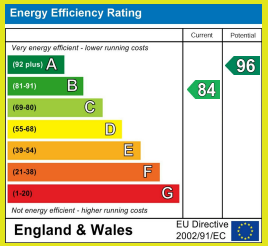
Ground Floor
Approx. 63.2 sq. metres (680.4 sq. feet)

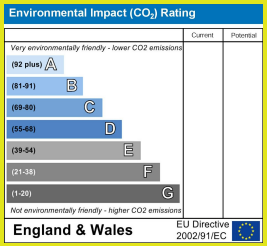
First Floor
Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 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.

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