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## Description

We are delighted to market this two bedroom/two reception room detached bungalow, situated in South Ferring. The current owners have significantly improved the property by extending out the side, and the rear. The master bedroom now measures over 20ft, being dual aspect, with a luxurious en-suite bathroom with jacuzzi bath. They have also extended the rear which now boasts a stunning kitchen/diner with a vaulted ceiling with solid oak. Double Bi-fold doors leading out to the west facing rear garden. Notably, a new roof was installed in 2022 to the property. The impressive kitchen/dining-room (also extending to over 20 feet) mirrors this indoor-outdoor living with further bi-fold doors and boasts quartz work surfaces, a built-in induction hob, and premium fitted appliances. The additional reception room provides flexibility for guests, home working, entertaining, or a third bedroom option. There is a family shower room, with space for utilities. Throughout the bungalow, stripped wooden flooring adds warmth and continuity, while a striking inner hallway with modern tiling and underfloor heating, enhancing both comfort and style. Externally, the west-facing rear garden has been carefully landscaped, new composite decking in 2022 and includes a superb garden/office/gym measuring over 14ft that is less than a year old. The property is very economical thanks to its own solar panels. The rear garden is west facing. There is an electric car charger point on the driveway, that comfortably fits up to three vehicles. The property is within close proximity to the seafront. Please do call us to arrange a viewing.

## Key Features

- Extended Detached Bungalow
- Reception Room/Bedroom Three
- 20ft Kitchen/Breakfast Room
- West Facing Rear Garden
- Freehold
- Two Bedrooms/Two Reception Rooms
- 20ft Master Bedroom with En-Suite
- Garden Room - Built in 20025
- Council Tax - B
- EPC - TBC





### Front of Property

Off street parking for three vehicles, electric charger point (installed in 2022) Log storage shed. Further shed. Mature trees and bushes.

### Entrance Hall

**4.7 x 1.24 (15'5" x 4'0")**  
Modern tiled with under floor heating.

### Lounge

**4.9 x 4.78 (16'0" x 15'8")**  
Stripped wooden flooring, feature fireplace, log burner, double aspect, radiator.

### Bedroom One

**6.24 x 3.96 (20'5" x 12'11")**  
Luxury jacuzzi bath, double aspect.

### En-Suite

**1.21 x 1.49 (3'11" x 4'10")**  
Modern suit, WC, wash hand basin.

### Bedroom Two

**3.35m x 3.30m (11 x 10'10")**  
Double Glazed.

### Shower Room with Utility Area

**2.62 x 1.79 (8'7" x 5'10")**  
Modern tiled floor, WC, wash hand basin. Current owners have a space for both washing machine and tumble dryer.

### Inner Hallway

Radiator, stripped wooden flooring.

### Kitchen/ Dining Room

Vaulted ceiling with Velux windows, modern units, built in fridge freezer, induction hob, dishwasher, electric cooker. Quartz work top surfaces and splash back, modern sink and tap, door to rear garden. Bifolds opening up to rear garden.

### Reception Room/Potential Bedroom Three

**3.16 x 3.16 (10'4" x 10'4")**  
stripped wooden flooring. Bi-folds opening up to rear garden.

### Rear Garden

West facing rear garden. Composite decking, mainly laid to lawn, three sheds.

### Garden Room

**4.57m x 3.05m (15 x 10)**  
Built and installed in 2025. Power and light.



## Floor Plan Upper West Drive



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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