



£1,800

St. Andrews Close, Ferring

- Semi Detached House
- Three Bedrooms
- Quiet Close
- Modern Finish
- Utility Area
- EPC - C

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Ferring. The property offers generous living accommodation with good sized bedrooms, a mature private garden, utility space and downstairs W.C. It is located close to local schools, shops and transport links and only a short walk to Ferring beach.

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Accommodation

Entrance Hall

Obscured double glazed front door with obscured double glazed window to side, radiator, stairs to first floor.

Lounge Room 13'6" x 11'1" (into bay) (4.13 x 3.39 (into bay))

Double glazed bay window to front, vertical radiator.

Kitchen / Diner 23'0" x 10'5" (maximum) (7.03 x 3.18 (maximum))

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated fridge, freezer, chest height over and hob, storage cupboard housing electric meters, obscured double glazed door to side, double glazed window to rear, full height double glazed patio doors to garden, radiator, vinyl tile flooring.

First Floor Landing

Storage cupboard offering shelving, double glazed window to side, loft access with pull down ladder.

Bedroom One 13'6" x 12'8" (into bay) (4.13 x 3.88 (into bay))

Double glazed bay window to front, radiator.

Bedroom Two 8'11" x 13'6" (2.73 x 4.12)

Radiator, double glazed window to rear.

Bedroom Three 7'8" x 9'6" (2.36 x 2.90)

Measurements to include built in storage cupboard. Double glazed window to front, radiator.

Shower Room

White bathroom suite. PVC panelled bath with thermostatic shower and glass screen over, low level W.C, vanity unit with storage below and wash hand basin and mixer tap over, tiled walls, obscured double glazed window to rear, Heated towel rail, vinyl tile flooring

Rear Garden

Mainly laid to lawn, selection of mature trees and shrubs, fenced surround, flower and shrub borders, side access to front of property.

W.C & Storage Area

Storage room with power and lighting, further W.C with double glazed window to side.

Utility Room

Range of storage cupboards to match kitchen, space and plumbing for washing machine and tumble drier, inset stainless steel sink with tap over.

Front Garden

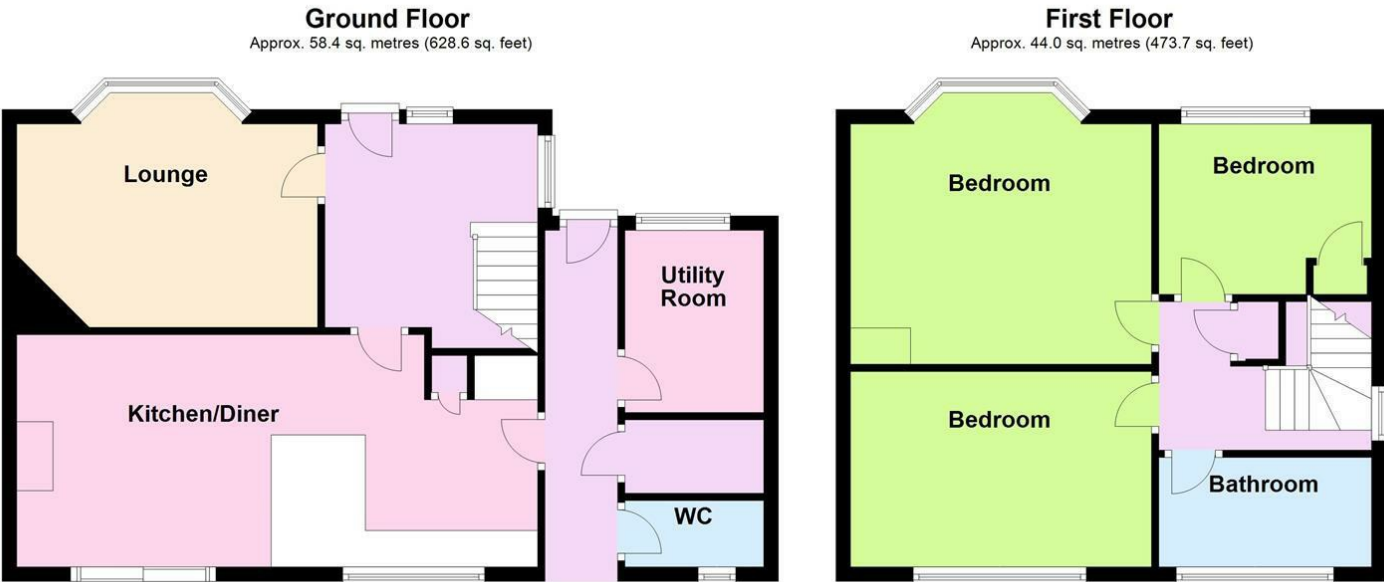
Mainly laid to lawn, flower and shrub borders, low level retaining front wall, path to front door and further obscured double glazed door to utility area and garden.



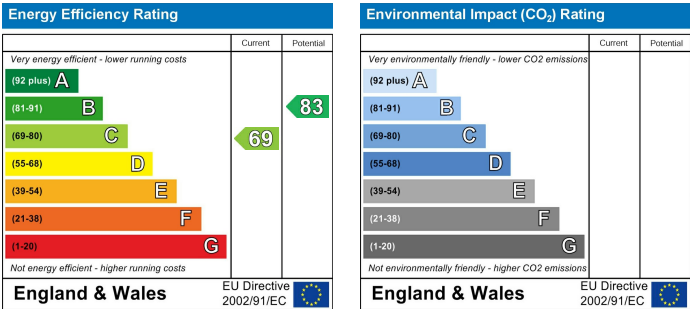
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Total area: approx. 102.4 sq. metres (1102.3 sq. feet)



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