



7 Westlands

, Ferring, BN12 5JQ

£325,000

Freehold Council Tax Band C

We are delighted to offer for sale this CHAIN FREE bungalow located within an extremely popular Cul-De-Sac in SOUTH FERRING.

The accommodation comprises, entrance hall through to SPACIOUS lounge/Diner with sliding door onto rear garden, a DOUBLE bedroom with built in wardrobes, refurbished shower room, fitted kitchen with a range of base and eye level units through to sun room.

Externally to the front there is a lawned garden with driveway to side leading to garage which has power and light. To the rear is a private SOUTH FACING garden which has been laid to patio for ease of maintenance, which can be accessed through the sun room and lounge.

Further benefits include double glazing throughout, electric heating and has been well maintained by the current sellers.

Located in Westlands, this quiet cul-de-sac is ideally positioned. There are two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre and a mainline railway station. In the village centre there is a doctors surgery, dentist, library, village hall and Co-op store with post office facilities.

Entrance Hall

Lounge/Diner With Patio Doors Into Garden

15'9 x 11'6 (4.80m x 3.51m)





Large Double Bedroom With Fitted Wardrobes
14' x 12'7 (4.27m x 3.84m)

Fitted Kitchen
10'3 x 7'9 (3.12m x 2.36m)

Stunning Shower Room
6'7 x 5'4 (2.01m x 1.63m)

Sun Room
10'3 x 4' (3.12m x 1.22m)

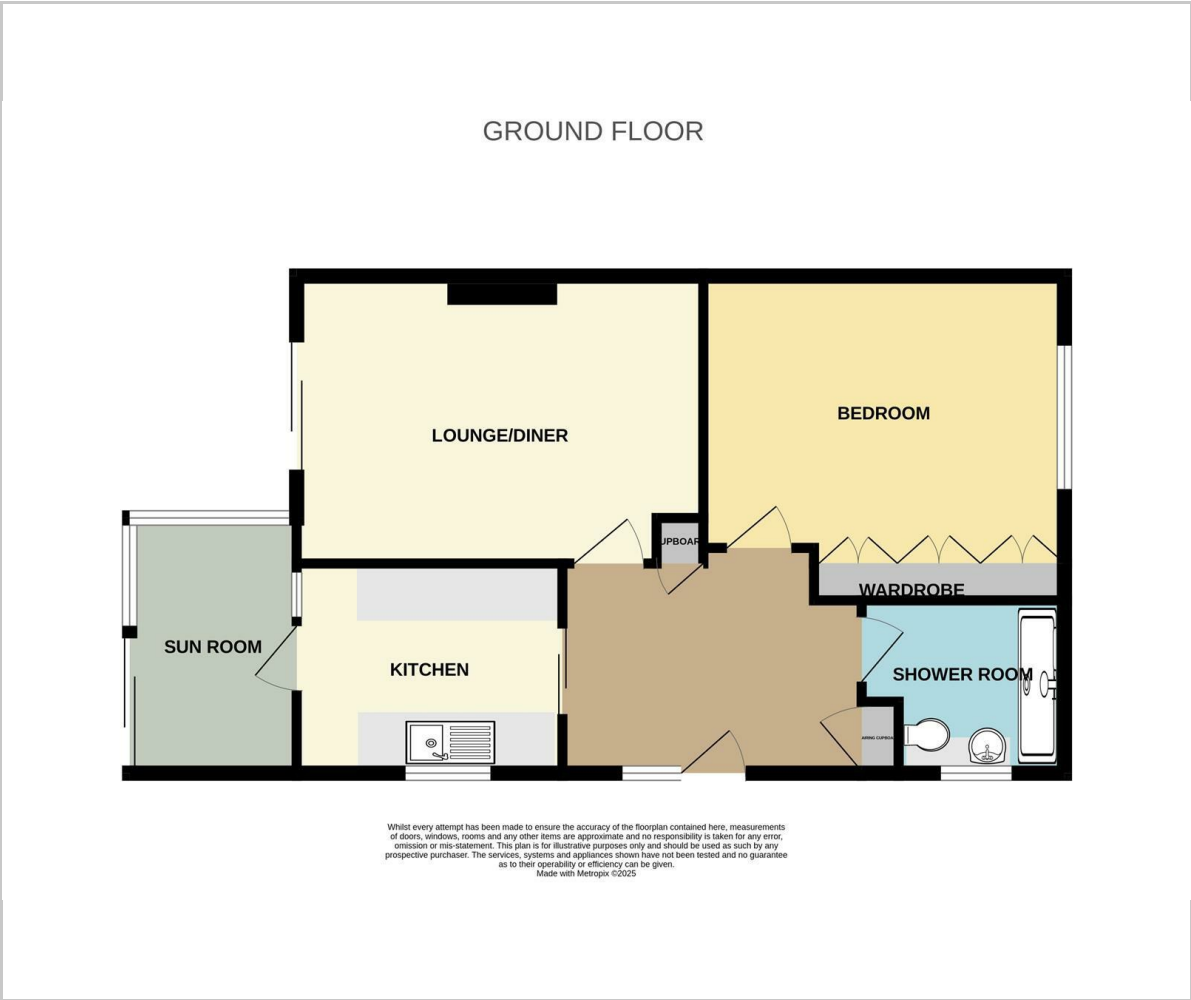
Garage With Up & Over Door
17' x 8'10 (5.18m x 2.69m)

South Facing Garden

Driveway & Lawned Front Garden



Floor Plan



Viewing

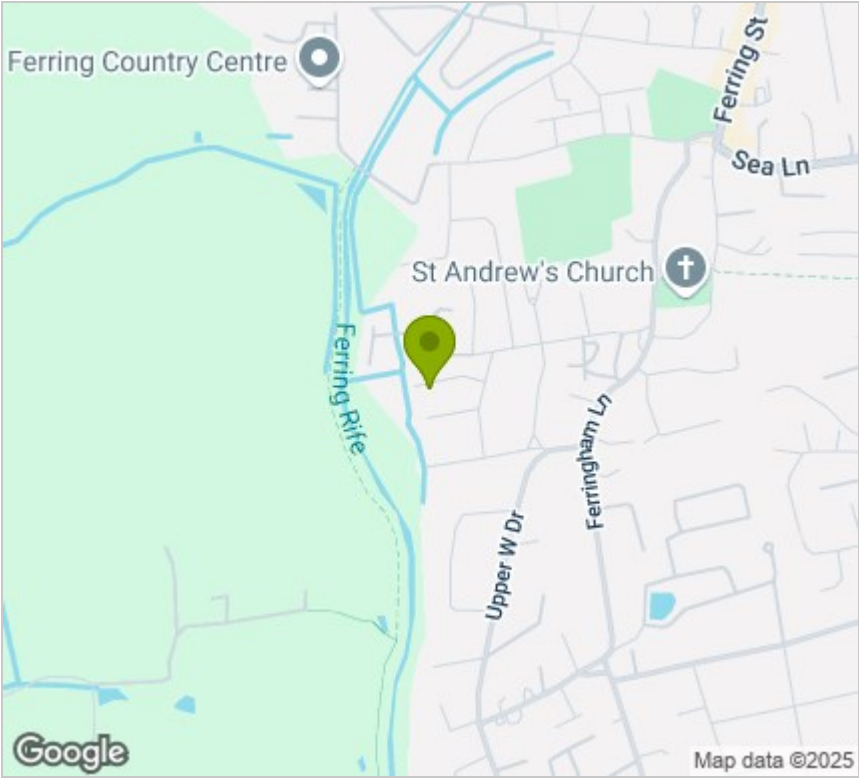
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

