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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



12 Highdown Way
, Ferring, BN12 6QQ

Guide price £500,000

Freehold Council Tax Band E



Offered for sale with no onward chain is this deceptively spacious and well-improved detached bungalow, situated in one of Ferring's premier roads.

In brief the accommodation comprises spacious entrance hall with access to loft space and two large storage cupboards, feature triple aspect lounge/diner with French doors opening onto the superb UPVC double glazed conservatory. The master bedroom boasts an en suite shower room with w/c, and there is a separate family bathroom and a double aspect second bedroom. The property comes with a modern fitted kitchen with feature Velux window.

Externally, the front garden is laid predominantly to lawn. There is off road parking which leads to a good sized garage housing space for a washing machine. There is a personal door to the rear garden which is a particular feature of the property, being extremely well stocked with a profusion of tree and shrub lined borders, two timber sheds and a greenhouse. There is also an area of patio.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated in Highdown Way, the property is ideally located being just a short walk to Ferring village with its comprehensive range of shopping facilities, and the supermarket is also close at hand. Buses serve the area and the nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities.

Please contact the vendor's sole agents to arrange a private viewing tour.

**Double glazed door into entrance porch
6'1 x 6'3 (1.85m x 1.91m)**

**Double glazed door into entrance hall
16'2 x 15'7 narrowing to 4'4 (4.93m x 4.75m narrowing to 1.32m)**





Triple aspect lounge/diner
23'5 x 12'4 (7.14m x 3.76m)

Double glazed conservatory
16'4 x 11'7 (4.98m x 3.53m)

Modern fitted kitchen with modern
roof lined windo
10'11 x 9'2 (3.33m x 2.79m)

Bedroom one with fitted wardrobes
12'11 x 11'10 (3.94m x 3.61m)

Modern en-suite shower room with
w/c
6'0 x 6'9 (1.83m x 2.06m)

Bedroom two
12'10 x 8'9 (3.91m x 2.67m)

Modern fitted family bathroom
7'0 x 5'8 (2.13m x 1.73m)

Front garden

Off road parking

Garage/utility
19'1 x 9'7 (5.82m x 2.92m)

Feature landscaped mature rear
garden

Greenhouse

Large timber shed



Floor Plan

GROUND FLOOR
1216 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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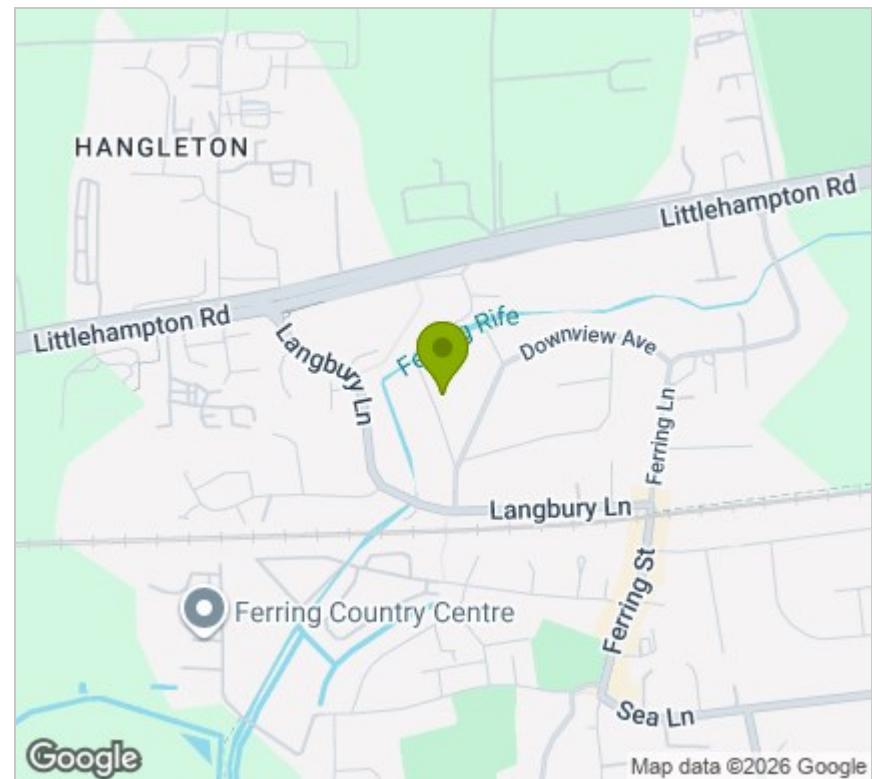
Viewing

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

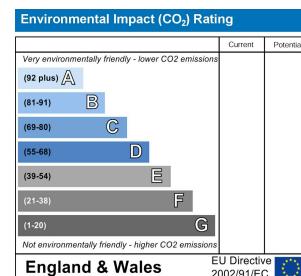
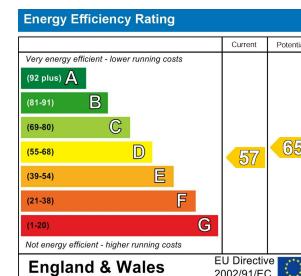
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations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

Area Map



Energy Efficiency Graph



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