



38 Elm Park | Ferring | West Sussex | BN12 5RW
Asking Price Of **£450,000**





We are pleased to be able to offer a detached bungalow to the market. The bungalow has three bedrooms, kitchen/ breakfast room, re-fitted shower room, lounge and conservatory overlooking the rear garden. The property also benefits from off road parking, garage and no ongoing chain.



Property details: 38 Elm Park | Ferring | West Sussex | BN12 5RW

Key features:

- Detached Bungalow
- Three Bedrooms
- Kitchen/ Breakfast Room
- Lounge
- Conservatory
- Off Road Parking
- Garage
- Quiet Cul De Sac
- No On Going Chain
- Close To Bus Routes & Amenities

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Front door leading into the internal porch with double glazed door into entrance hall with doors to all rooms and storage cupboard. The kitchen has wall and base fitted units with built in eye level oven, gas hob, sink drainer, space for washing machine and undercounter fridge/ freezer, larder style cupboard and doors leading out to the side garden, the kitchen also has space for table and chairs. The lounge is dual aspect with a door leading into the conservatory. The property has three bedrooms, one of which could be used as a separate dining room. Bedroom two which is located to the rear of the property has the benefit of built in wardrobes. The bathroom comprises of modern walk in shower, wash hand basin and WC.

EXTERNAL To the front of the property it has been laid to hardstanding with off road parking leading to the garage. The front has also been laid to paving with a pathway leading to the side gate. The rear garden has been laid to lawn with flowerbed borders, patio area to the side and rear of property, door leading to the garage.

SITUATED Situated in Ferring, local shops can be found within half a mile in Ferring Village. The A259 can be found at the top of the road with easy access to ASDA superstore. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately four miles away. The nearest station is Goring which is approximately one and a quarter miles away. Bus services run nearby.

ENTRANCE HALL

LOUNGE 15' 10" x 10' 11" (4.83m x 3.33m)

CONSERVATORY 8' 10" x 12' 2" (2.69m x 3.71m)

KITCHEN/ BREAKFAST ROOM 10' 11" x 13' (3.33m x 3.96m)

BEDROOM ONE 11' 3" x 10' 1" (3.43m x 3.07m)

BEDROOM TWO 12' 4" x 7' (3.76m x 2.13m)

BEDROOM THREE 8' 11" x 9' (2.72m x 2.74m)

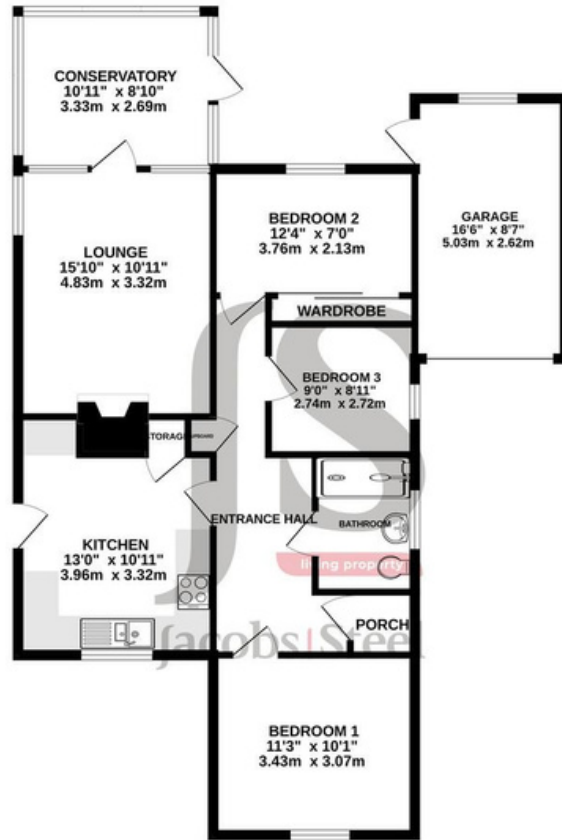
BATHROOM

GARAGE 16' 6" x 8' 7" (5.03m x 2.62m)

COUNCIL TAX BAND D



GROUND FLOOR



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan ©2023



%epcGrapEPC EPC TO FOLLOW i_c_1_330%

Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.