



Middle Onslow Close | Ferring | West Sussex | BN12 5RT
Asking Price £380,000



A rare opportunity to acquire a bungalow in Ferring occupying a significantly larger than average plot with scope for additional development (stnc) A scheme for one additional dwelling is considered feasible and there is also the opportunity to potentially acquire an additional parcel of land from a neighbouring property which may allow for a second dwelling or an increased size of one. All subject to a purchaser obtaining required consent. The seller will consider both conditional & unconditional offers.



Key Features

- Semi Detached Bungalow
- Scope for Additional Development
- Off Road Parking
- Gardens
- Favoured Ferring Location
- Opportunity to potentially acquire an additional parcel of land from a neighbouring property
- Seller will consider both conditional & unconditional offers



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The existing bungalow has an entrance hall leading to all internal rooms. The lounge is at the front of the property and has a fireplace. The kitchen is also at the front and has a range of units and door to the car port at the side. The main bedroom has been extended and has a shower, basin and separate wc. The second bedroom leads to the sun lounge which in turns access the garden. There is also a bathroom/wc.

EXTERNAL

The property has off road parking at the front leading to a car port and garage. The large rear garden is lain predominantly to lawn with borders, pond and shed.

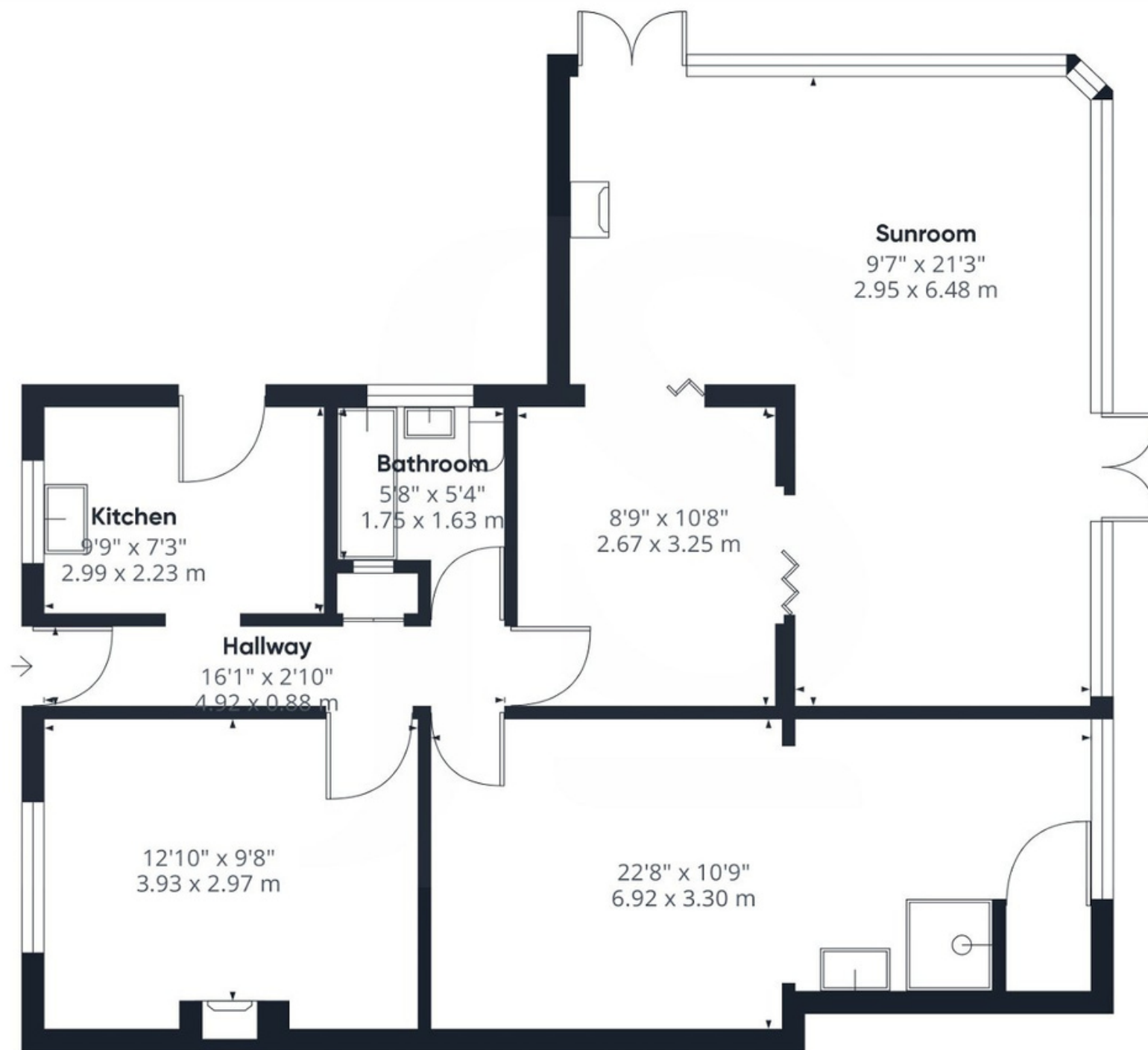
LOCATION

In a quiet cul de sac, the property is situated 0.5 miles away from Goring by Sea station and bus routes and amenities are located on The Strand and Limbrick Parade. The house falls within The Orchards junior school catchment area and is In the popular village of Ferring and within a few hundred metres of the local shops including: doctors surgery, dentist, library, co-op and village hall. Ferring is a quiet seaside village with two small shopping parades both serve bus routes giving access to surrounding areas including Worthing town centre and mainline train station. There are a number of parks nearby and access to local walks, Ferring Primary School is half a mile away.

Council Tax Band C - Arun District Council

Agents Note: The plan shows how a new dwelling could sit on the plot for example only, stnc





Approximate total area⁽¹⁾
941.68 ft²
87.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 90 sqm

Tenure: Freehold

Council tax band: C

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.