



Bumble Bee Cottage | Langbury Lane | West Sussex | BN12 6PX
Offers Over £450,000



We are pleased to be able to offer an extended, semi detached bungalow to the market. The property offers two bedrooms, open plan kitchen/ living space, bathroom and ensuite shower room. The property also benefits from off road parking, garage and a well landscaped rear garden.



Key Features

- Extended Semi Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen/ Living Space
- Bathroom & Shower Room
- Utility Room
- Off Road Parking
- Garage
- South Facing Rear Garden
- Bus Routes Nearby
- Close To Local Shopping Facilities



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with doors to rooms and access to two storage cupboards. To the front of the property there are two double bedrooms. The shower room comprises of shower cubicle, wash hand basin and WC. The rear of the property offers an open plan kitchen/ living space offering a modern navy blue kitchen with island, built in double oven and integrated appliances, sink and drainer. Frosted sliding door leading into the utility space which offers space and plumbing for washing machine and tumble dryer leading into the re-fitted bathroom which comprises roll top bath, wash hand basin and WC. In the open plan living space there are views across the rear garden and double doors leading out to the patio.

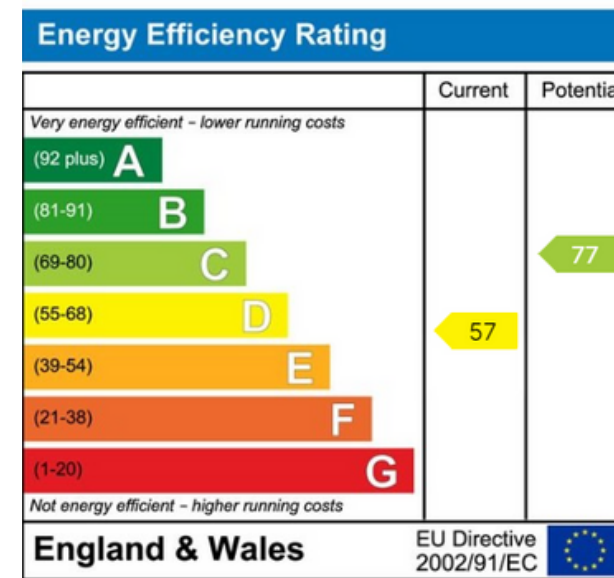
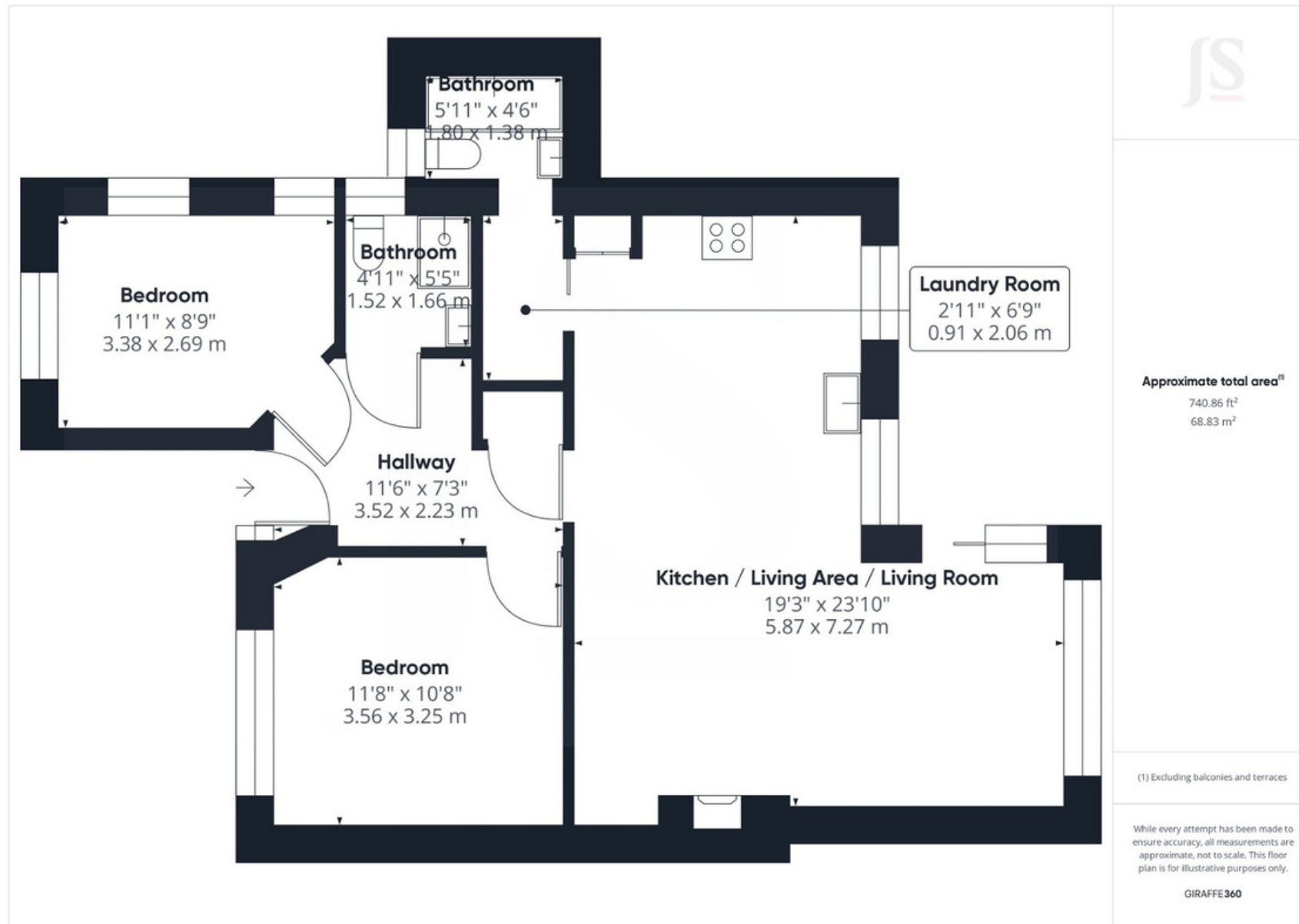
EXTERNAL

To the front of the property there is plenty of off road parking and driveway leading to the garage. There is a lawned section surrounded with floral and shrub borders, tree to the front and pathway leading to the front door. Timber gate leading to the rear garden. The rear garden is south facing and has been well landscaped being mainly laid to lawn with patio area and raised patio being the perfect spot for the evening sun. Shrubbery and floral beds and timber shed. .

LOCATION

Situated in the popular area of Ferring with local amenities found close by on Ferring Street under a quarter of a mile away and ASDA superstore under three quarters of a mile away, with easy access to the seafront via Ferring Village. 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 three quarters of a mile away. Bus services run nearby.





Property Details:

Floor area (as quoted by EPC): 68 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.