



8 Laburnum Close

, Ferring, BN12 5EJ

£525,000

Freehold Council Tax Band E



This well presented detached bungalow is situated within a generous and secluded plot within a popular position of South Ferring.

The accommodation comprises double glazed entrance room, spacious hallway with stunning Parquet flooring, two double bedrooms, both with fitted storage, modern fitted kitchen with a range of base and eye level units, bay fronted living room with patio doors to garden and fitted bathroom with white suite.

Externally, the property is set on a superb plot, boasting well maintained lawned gardens to the front, along with a driveway leading to a garage featuring an electric roller door. A potting shed is conveniently located at the rear.

The side and rear gardens are a particular feature, offering an abundance of mature trees, spacious lawned areas, a dedicated vegetable patch, seating area.

Further benefits include double glazing, gas fired central heating and is offered for sale with no onward chain.

Situated in Laburnum Close, local shops can be found nearby in South Ferring village where you will find Pinkertons newsagents, the Little Tipple micro bar, and Shapla curry house. For further shopping facilities in Ferring village itself, buses serve the area, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.





Entrance Room
12'8 x 6'6 (3.86m x 1.98m)

Spacious Entrance Hall

Bedroom Two
10'1 x 8'11 (3.07m x 2.72m)

Bedroom One
15' x 10'8 (4.57m x 3.25m)

Living Room With Patio Doors To
Garden
15'6 x 12'11 (4.72m x 3.94m)

Fitted Kitchen
10'9 x 10' (3.28m x 3.05m)

Modern Fitted Bathroom
8'5 x 5'2 (2.57m x 1.57m)

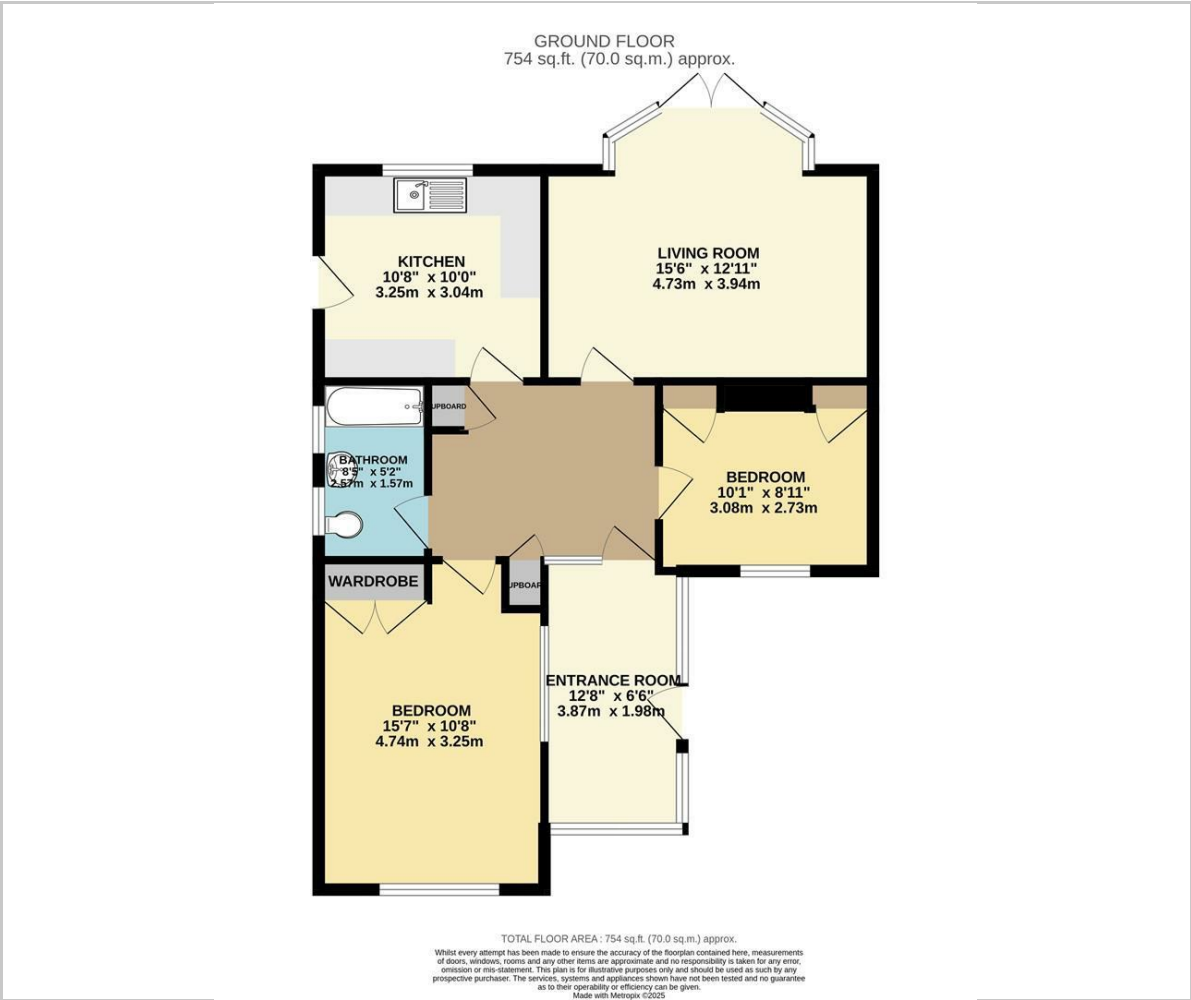
Fantastic Secluded Gardens

Garage With Electric Roller Door
15'7 x 8' (4.75m x 2.44m)

No Onward Chain



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.

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Area Map



Energy Efficiency Graph

