



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



6 Hangleton Grange

Ferring, Worthing, BN12 6QB

Guide price £425,000

Freehold Council Tax Band E



3



2



2



E

An attractive detached chalet, being offered for sale for the first time since the property was built and is located in a quiet and highly sought after residential cul-de-sac.

The property offers incredibly versatile accommodation over two floors and benefits from a westerly aspect rear garden. On the ground floor the accommodation comprises entrance hall, with doors to the downstairs cloakroom and sitting room. The sitting room has a lovely bay window with a pleasant outlook to the front and doors to the kitchen and inner hall. The kitchen opens in to the dining room with doors and views across the rear garden. Stairs in the inner hall give access to the first floor and there are doors to the integral garage and bedroom 1. Bedroom 1 has an en-suite which in turn has a door to the utility room. On the first floor there are two bedrooms and family bathroom.

Outside there is a low maintenance front garden with a driveway providing off road parking and gives access to the garage. The rear garden enjoys a westerly aspect and is predominately laid to lawn with mature trees and shrub borders.

The property is in need of modernisation and is being offered for sale with no chain, viewing is highly recommended.

### Entrance Hall

### Sitting Room 21'5 x 11'7 (6.53m x 3.53m)





Dining Room  
9'10 x 8'11 (3.00m x 2.72m)

Kitchen  
10'5 x 7'6 (3.18m x 2.29m)

Utility Room  
9'11 x 9'1 (3.02m x 2.77m)

Bedroom 1  
11'7 x 10'5 (3.53m x 3.18m )



En-suite shower room  
9'1 x 6'1 (2.77m x 1.85m)

Downstairs cloakroom  
6'1 x 3'4 (1.85m x 1.02m)

First floor landing

Bedroom 2  
14'6 x 11'7 (4.42m x 3.53m)

Bedroom 3  
10'2 x 8'11 (3.10m x 2.72m)

Bathroom

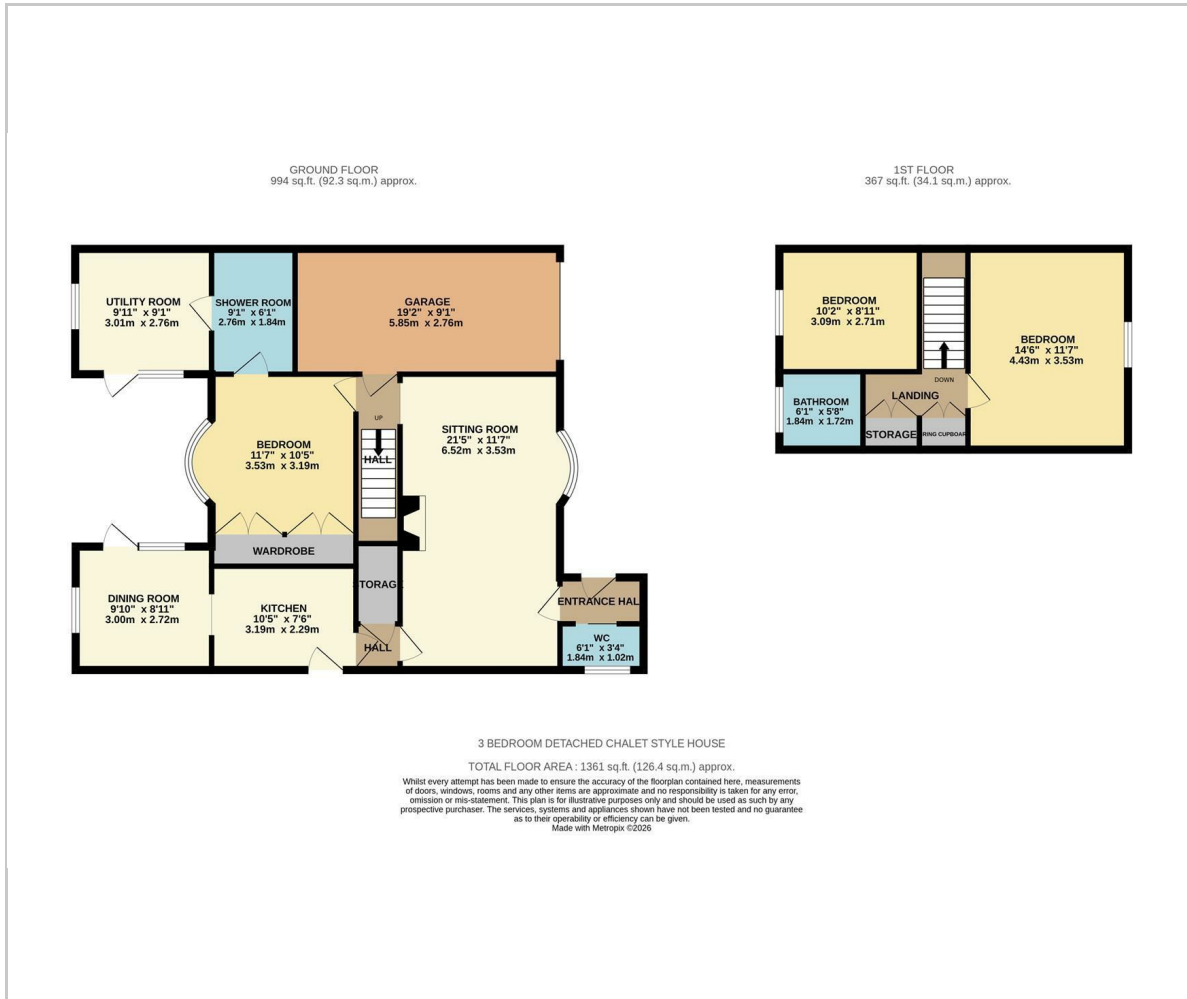
Integral garage  
19'2 x 9'1 (5.84m x 2.77m)

Front garden with driveway

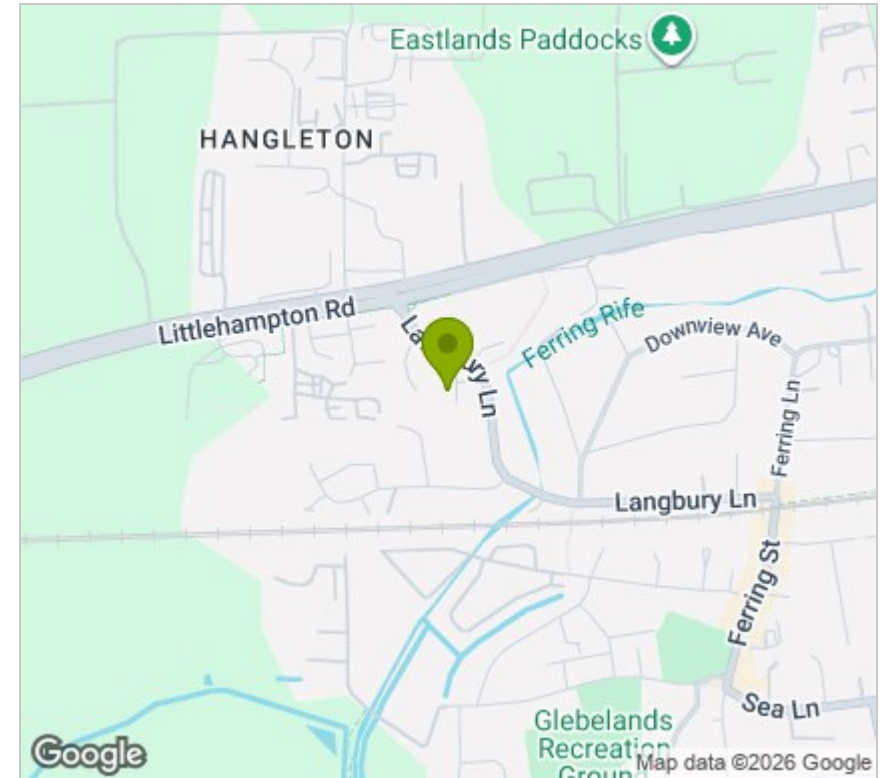
Westerly aspect rear garden



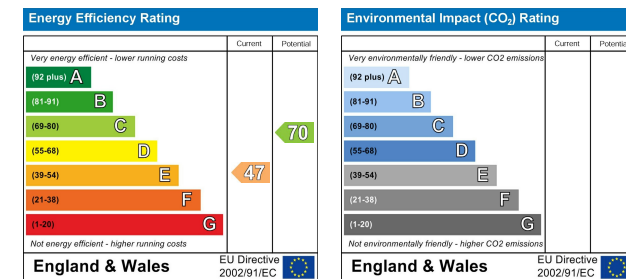
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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