

8 CLOVER LANE, SOUTH FERRING, BN12 5LZ
£625,000



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8 Clover Lane, BN12 5LZ

An opportunity to purchase a delightful detached bungalow in picturesque South Ferring. This charming sea side bungalow is within a few minutes stroll of countryside walks with the beach about 10 minutes walk away. Bus services pass nearby and local shops are within easy reach. Features include a dual aspect lounge and separate dining room, good sized fitted kitchen breakfast room, 3 double bedrooms and bathroom/ shower room. The property has great potential to possibly extend, or a perhaps a buyer might like to build a loft conversion. The gardens combine beautifully to form a good sized attractive plot. Lots of off road parking in the driveway. **VIEWING IS HIGHLY RECOMMENDED. SOLE AGENT.**



PORCH

Front door to entrance porch and glazed inner door to entrance hall

ENTRANCE HALL

Radiator. Loft hatch. Built in airing cupboard also housing the lagged hot water tank.

LOUNGE

15'1" x 14'8" (4.6 x 4.49)

2 Radiators. Double glazed window. Opening to the dining room.



DINING ROOM

9'10" x 13'1".150'11" (3 x 4.46)

Dual aspect with double glazed window and sliding doors to the rear garden. Radiator.



KITCHEN BREAKFAST ROOM

A good sized fitted kitchen breakfast room featuring a great range of white gloss units with cupboards and drawers and working surfaces. Integrated Neff dish washer. Integrated Neff electric hob with extractor above. Integrated Neff oven and integrated fridge freezer. Space for a breakfast table and chairs. Dual aspect with double glazed windows and door to the utility room. Cupboard housing the gas fired Potterton boiler. Work top lighting.



UTILITY

Working surface. Plumbing for washing machine and space for tumble dryer. Double glazed windows and door to the rear garden.



BEDROOM 1

Radiator. Dual aspect with double glazed windows with a view to the front.



BEDROOM 3

Radiator. Double glazed window.



REAR GARDENS

Delightful rear gardens being laid to lawn with shrubs. Shed. Summer house. Side gate.



BEDROOM 2

Radiator. Dual aspect with double glazed windows with a bay to the front.



BATHROOM / SHOWER ROOM

With part tiled walls and tiled floor. Large shower enclosure with glass screen and fitted shower with dual spray including rain shower. Vanity unit with wash hand basin and chrome mixer. WC. Fitted storage cupboard. Spot lighting. Chrome heated towel rail. Double glazed window.



SUMMERHOUSE



FRONT GARDENS

Laid to lawn mainly with shrubs and hedging.

DRIVEWAY & PARKING

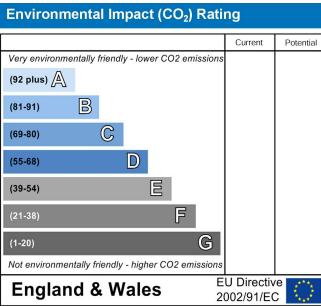
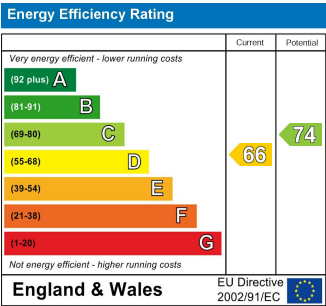
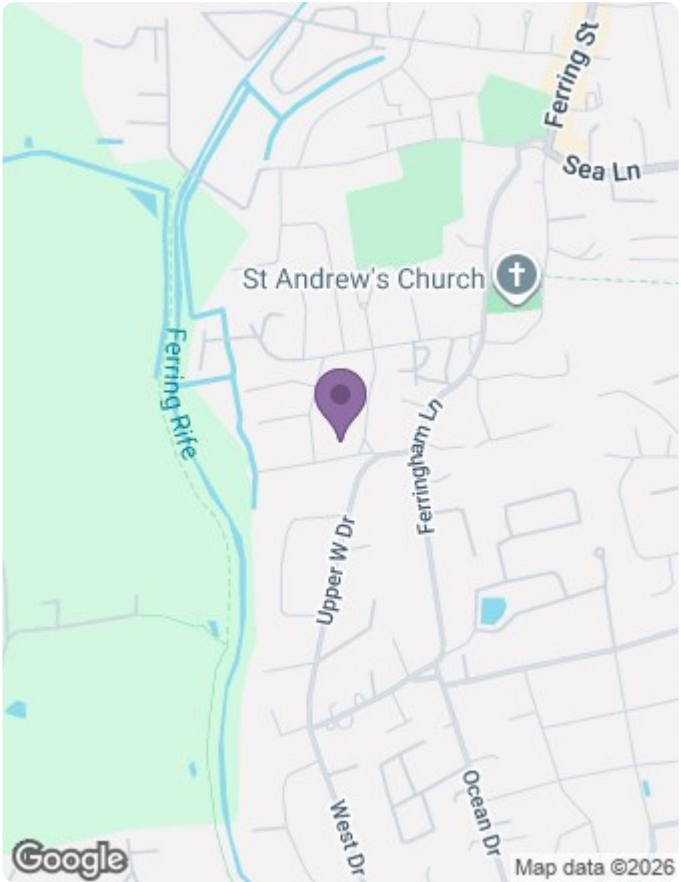
Lots of off road parking in the brick paved driveway.



COUNCIL TAX BAND D







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