

11 ANCLEN CLOSE, FERRING, BN12 6PD
£399,950



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11 Ancren Close, Worthing, BN12 6PD

Mark Oliver Estate Agency are delighted to present to the market an attractive detached bungalow located within easy reach of village centre shops, and shopping facilities at Asda and at Rustington. The accommodation is bright and the rooms are good sizes. Featuring a west aspect lounge and dining room area with patio doors leading onto the rear gardens. Well fitted kitchen, utility room, separate WC, 2 double bedrooms and a family bathroom. The lovely secluded rear garden is laid mainly to lawn with well stocked mature borders, trees and shrubs. Private driveway for off road parking and an integral garage. CHAIN FREE. SOLE AGENT



PORCH

Front door to entrance hall.

ENTRANCE HALL

Glazed inner door to the lounge. Radiator.

CLOAKROOM & WC

Part tiled wall. White suite with WC and wash hand basin. Double glazed window. Chrome heated towel rail Cabinet.



LOUNGE

19'6" x 13'1" (5.95 x 3.99)

A good sized west facing lounge with fireplace and log burner. Double glazed window. Radiator. Opening into the dining room area.



DINING AREA

9'4" x 8'9" (2.86 x 2.67)

Radiator. Double glazed sliding patio doors to the garden. Glazed door to the kitchen.



FITTED KITCHEN

11'1" x 8'0" (3.40 x 2.44)

A well fitted kitchen with part tiled walls. An excellent range of units with cupboards, wall mounted display cupboards drawers and working surfaces with one and a half bowl sink unit. Integrated Neff hob and double oven. Integrated Stoves extractor. Plumbing for dishwasher. Double glazed window. Glazed door to the utility room. Shelves larder cupboard.



UTILITY ROOM

8'2" x 5'4" (2.50 x 1.65)

Double glazed window. Wall cupboards. Plumbing for washing machine. Space for fridge freezer. Door to the gardens. Door to the garage. Radiator.



INNER HALL

Built in shelved airing cupboard that also houses the gas fired combi boiler and a radiator. Loft hatch.

BEDROOM 1

13'0" x 11'10" (3.98 x 3.62)

Built in double wardrobe. Radiator. Double glazed window.



BEDROOM 2

11'3" x 9'9" (3.45 x 2.99)

Built in double wardrobe. Radiator. Double glazed window.



BATHROOM

7'10" x 5'10" (2.41 x 1.78)

Tiled walls. White suite comprising panelled bath with mixer tap and shower attachment. Wash hand basin. WC. Shower enclosure with fitted shower. Double glazed window. Radiator. Extractor.



REAR GARDENS

The very pretty and secluded rear garden is laid mainly to lawn with mature flower and shrub borders. Paved patio, pathways and stepping stones. Outside lighting. Outside tap. Shed. Summer house. Green house. Side entrance.



FRONT GARDENS

The front garden is stocked full of interesting plants and flowers.

DRIVEWAY

Off road parking.



GARAGE

17'2" x 11'1" (5.24 x 3.40)

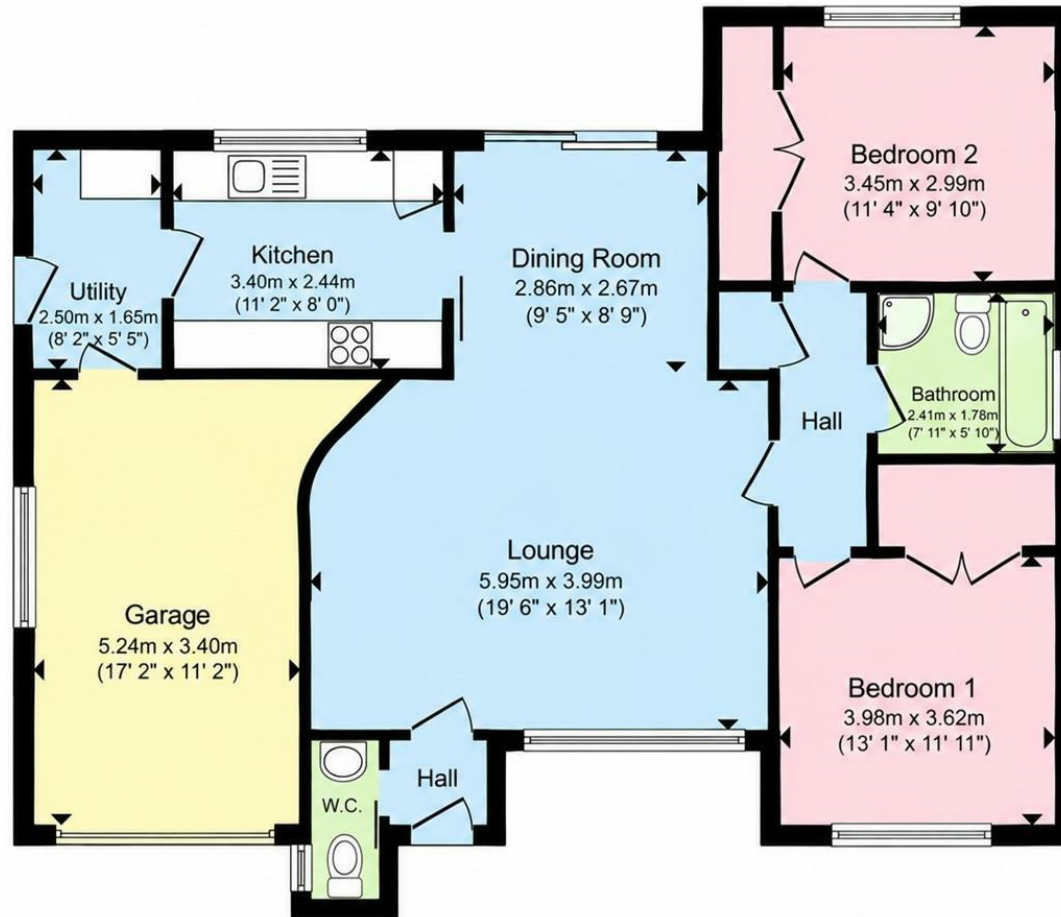
A really good sized garage with access from inside to the utility room. Up and over door. Power and lighting.



COUNCIL TAX BAND D





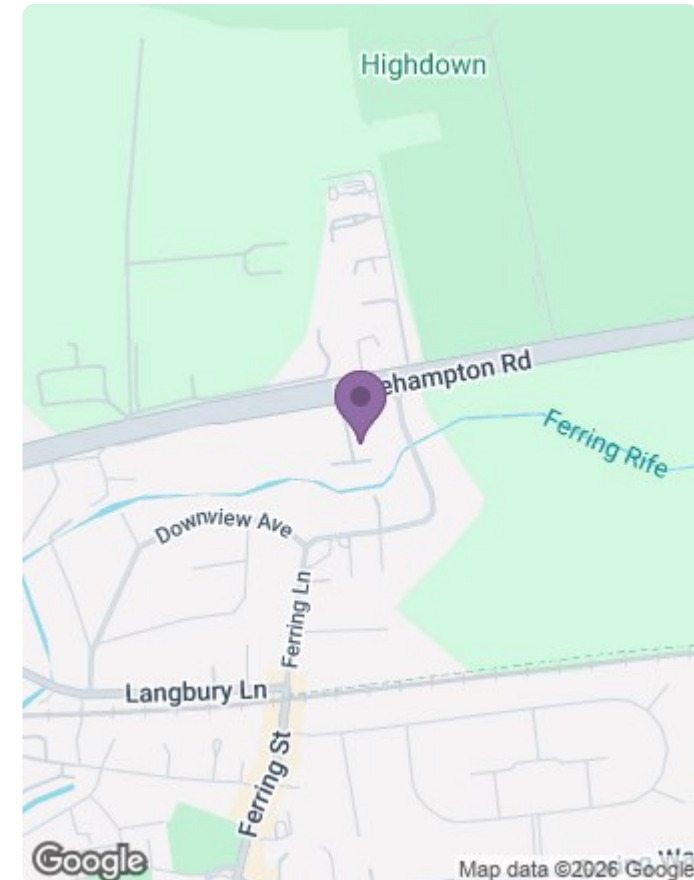


Total floor area 101.5 m² (1,092 sq.ft.) approx

This floor plan is provided as a general guide to the property's layout and accommodation. Room dimensions, floor areas and other details are approximate and have not been independently verified. The drawing is not to scale and should not be used as a basis for any contractual or purchasing decision. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through their own enquiries and inspections. No responsibility is accepted for inaccuracies or omissions.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	