

33 LITTLE PADDOCKS, SOUTH FERRING, BN12 5NJ
£725,000



— *Mark* —
OLIVER
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FERRING
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Sales and Lettings

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33 Little Paddocks, South Ferring, BN12 5NJ

We are delighted to offer for sale this fabulous beautifully presented detached house located within the most wonderful prime semi rural setting in South Ferring. Full of charm and character the house is superbly appointed combining cool inspired style and design with great living space throughout. The spacious bright and roomy accommodation features a dual aspect open plan living and dining room with doors to the gardens and a luxurious fitted kitchen with integrated appliances. There are two double bedrooms on the first floor and a third bedroom / or sitting room on the ground floor. Luxurious bathroom and a separate cloakroom / wc. The property has a lovely secluded south aspect rear garden and and to the front is the large drive way providing lots of off road parking leading to the garage. Viewing is highly recommended. Sole Agent.



PORCH

An attractive porch canopy with tiled step and oak front door.

ENTRANCE HALL

Cupboard housing the Baxi gas fired combi boiler. Cupboard housing the space and plumbing for a washing machine. LVT oak flooring. Inner glazed door. Double glazed window. Radiator. LED lighting. Opening into the open plan living room, dining room and kitchen.

LIVING ROOM / DINING ROOM / KITCHEN

A tremendous wow factor living dining room and kitchen featuring a brick open fireplace. 3 radiators. Oak LVT flooring. Double glazed windows and French doors to both rear and front gardens. The kitchen has an impressive range of units with working surfaces, butler sink with Quooker tap and cold filter and an extensive range of cupboards and drawers. Large island / breakfast bar. Integrated AEG oven plus a combination AEG second oven / microwave. Integrated fridge freezer. Integrated Hotpoint dishwasher. Electrolux electric induction hob and fitted AEG extractor. Recycling bin and bin. LED lighting.



INNER HALL

With stairs to the cloakroom/ WC and first floor landing. Oak LTV flooring. Radiator. LED lighting.



SITTING ROOM / BEDROOM 3

A good sized south aspect sitting room / ground floor third bedroom over looking the rear gardens. 2 radiators. Double glazed window. Oak LVT flooring. LED lighting.



CLOAKROOM / WC

WC. Wash basin. Double glazed window.

FIRST FLOOR LANDING

Double glazed window. Loft hatch. Built in storage cupboards. LED lighting. Wood floor boarding.

BEDROOM 1

A lovely master bedroom with views across Little Paddocks. 2 radiators. Wood floor boarding. Built in wardrobes. Dual aspect with double glazed windows.



BEDROOM 2

Dual aspect with double glazed windows. Radiator. Wood floor boarding. Access to the eaves. LED lighting.



BATHROOM

A luxurious bathroom featuring a white free standing bath with floor standing mixer. Antique pine vanity unit with marble top and wash hand basin. Heated towel rail / radiator. WC. Shower enclosure with rain shower. LED lighting. Velux window.



REAR GARDENS

The south aspect secluded rear garden is laid mainly to lawn with mature borders. Large gravel patio. Power

sockets. Outside lighting. Side gate to the driveway and garage.



FRONT GARDENS

Laid mainly to lawn with borders plus a gravel patio with doors to the dining / living room. Outside tap. Power socket. Outside lighting.



PRIVATE DRIVEWAY

Lots of off road parking space.



GARAGE

A detached garage with remote controlled up and over door.

LITTLE PADDOCKS ESTATE & LITTLE PADDOCKS FREEHOLDE

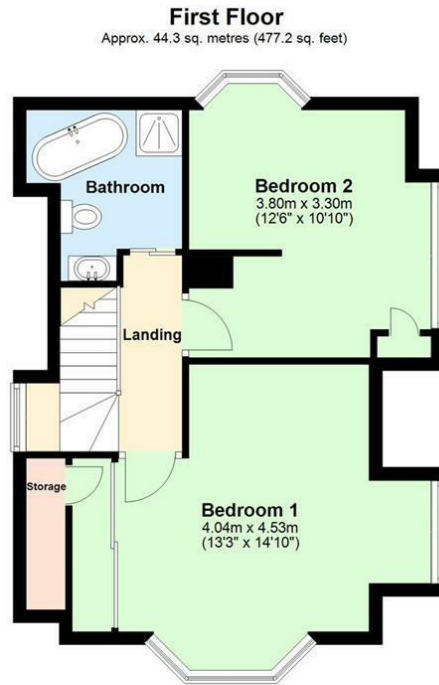
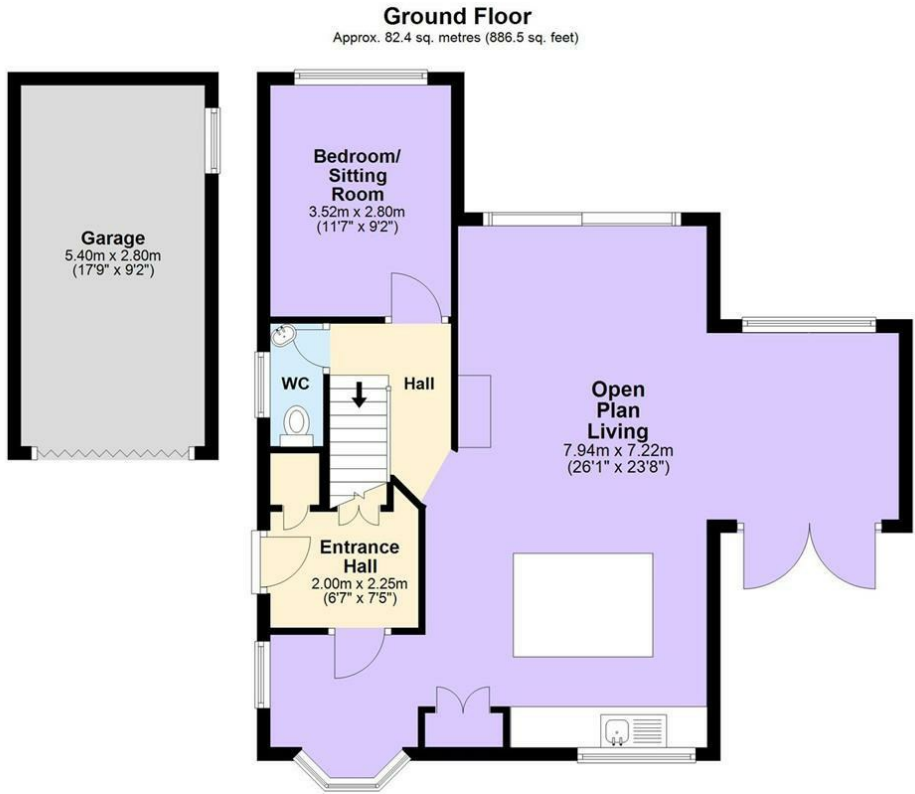
The owners advise that they have one share in Little Paddocks Freehold Limited. The annual charge due in January 2026 was £185.00. Residents form a volunteer group to assist in maintaining the grounds of the estate for the benefit of residents.



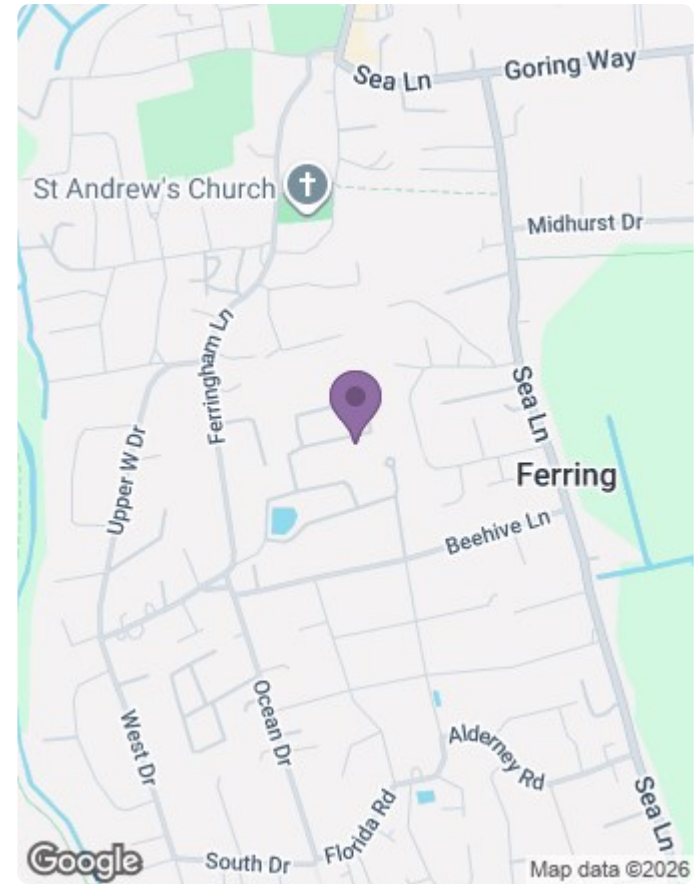
COUNCIL TAX BAND F







Total area: approx. 126.7 sq. metres (1363.8 sq. feet)



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			
			81
		54	
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		

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.