



Green Park | Ferring | West Sussex | BN12 6QX  
Offers Over £550,000







We are delighted to be able to offer a refurbished detached bungalow to the market. The property has been fully refurbished offering a modern fitted kitchen, three good size bedrooms, re-fitted bathroom and separate WC. The bungalow also benefits from off road parking, tandem length garage, south facing rear garden and located in a quiet cul de sac.





## Key Features

- Refurbished Detached Bungalow
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Bathroom & WC
- South Facing Lounge
- South Facing Rear Garden
- Off Road Parking
- Tandem Garage
- Close To Local Shopping Facilities
- Quiet Cul De Sac



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance hall with doors to all rooms and access to a storage cupboard and access to the loft via a pull down ladder, the loft space offering an occasional hobby room with velux window and access to the front and rear loft for storage. To the front of the property there are two double bedrooms both offering a bay fronted. The third bedroom is located just behind bedroom two. The re-fitted bathroom comprises of corner shower, panelled bath, wash hand basin with storage below, WC and sensored mirror with light surround. The separate WC is located just next to the bathroom. The fitted kitchen has newly fitted wall and base units, with double eye level oven, five ring induction hob, integrated dishwasher, integrated washing machine, fridge/freezer, sink, drainer, combi boiler in cupboard and door to the side. The south facing lounge has french doors overlooking and leading out to the south facing rear garden. The bungalow has been fully refurbished offering newly fitted, carpets, flooring and gas central heating.

### EXTERNAL

To the front of the property there is off road parking leading to the tandem garage. The front has been laid to lawn with floral borders to the front with shrubbery and fence to the front. Pathway leading to the front door with floral borders and sensored lighting. The bungalow also offers lighting in the fascia's, CCTV cameras to the front of the property and to the side by the front door. The rear garden is south facing which has mainly been laid to lawn with flower bed borders, patio area overlooking the pond which is surrounded by a feature rockery. There is also a greenhouse and access to the tandem garage via a personal door.

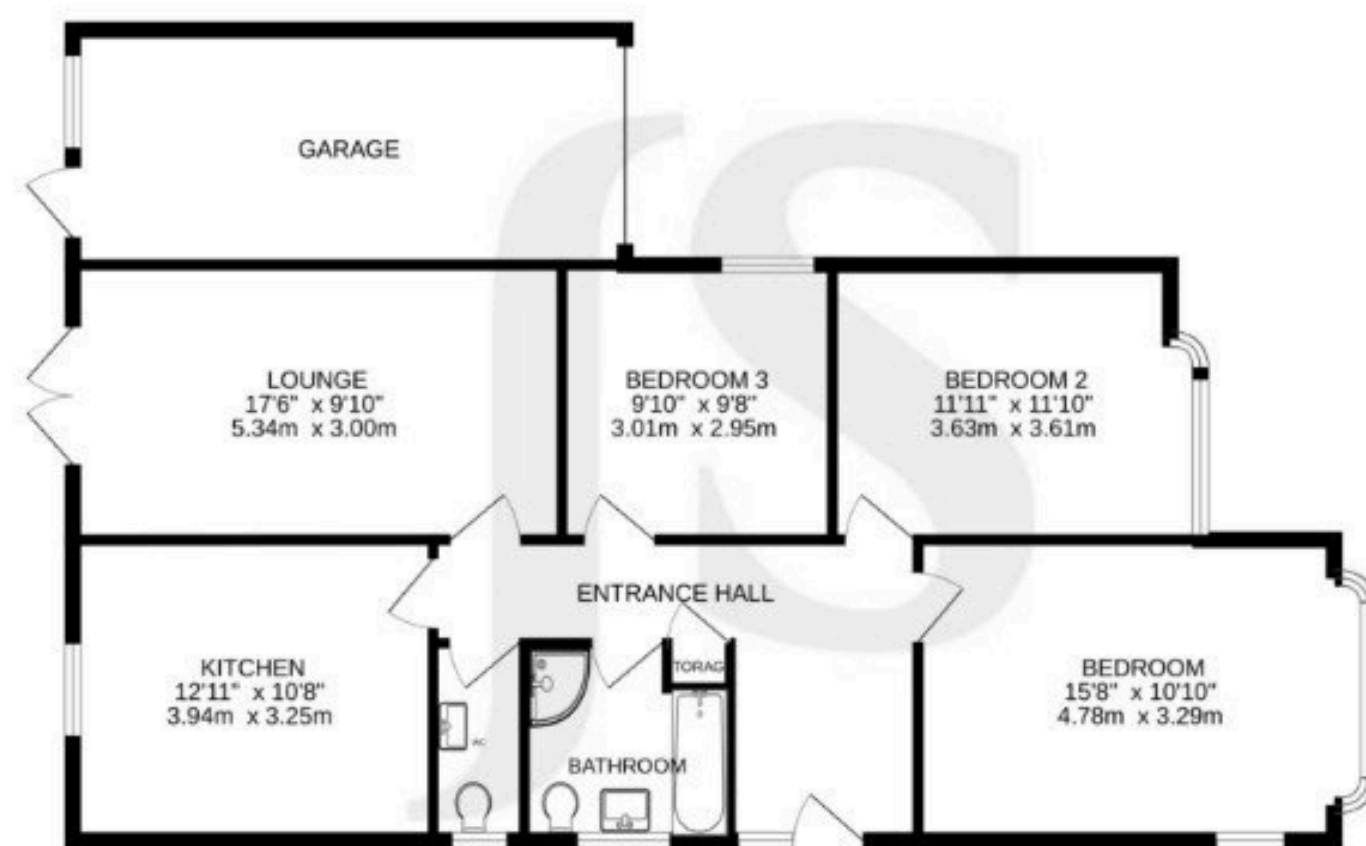
### LOCATION

In a quiet cul de sac in the popular Tarring area within half a mile of Tarring Village which offers shops, café, restaurant, popular pubs and Tarring park. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest train station is West Worthing which is approximately one mile away. Bus services run just off Castle Road.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 89 sqm

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.