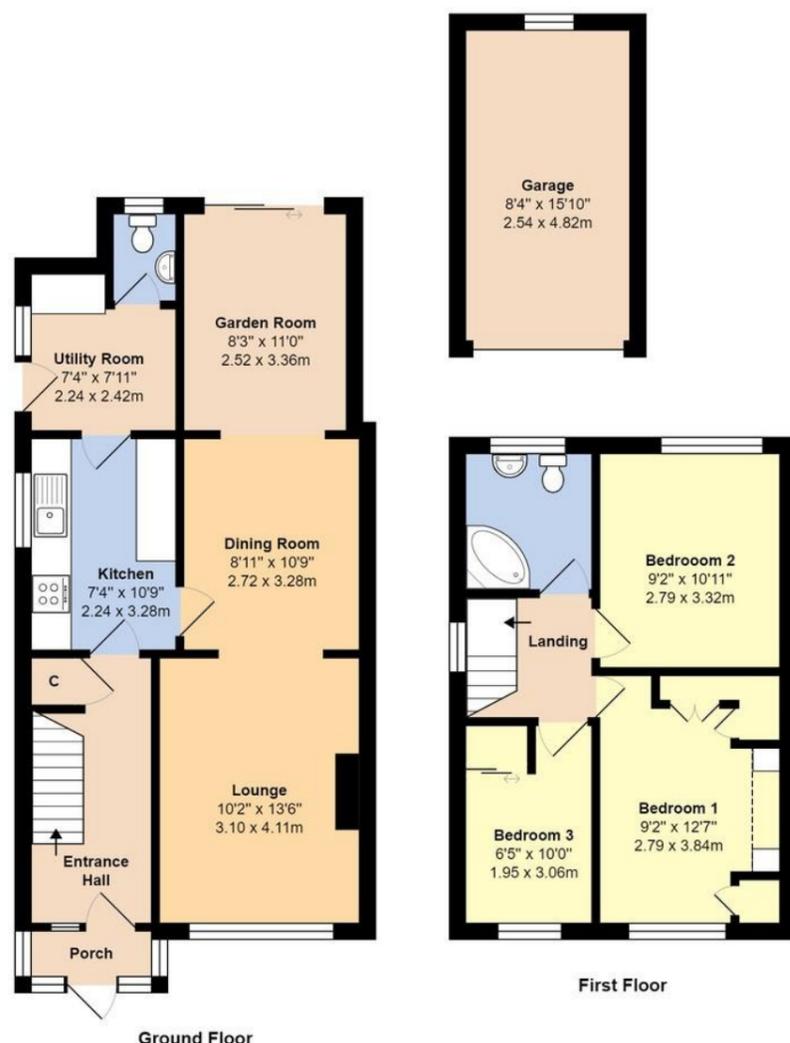


Rife Way, Ferring  
Offers over £395,000



Total Area: 1117 ft<sup>2</sup> ... 103.8 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jim 2022



Glyn Jones and Company are delighted a rare opportunity to purchase this extended semi detached 'chalet' style house situated within a highly regarded location.

The accommodation comprises an entrance hall which leads into a hall with an under stair cupboard, an extended lounge/diner which allows spacious living which includes an open feel to include a living space, a dining room as well as a garden room enjoying views across the south facing garden, there is also a fitted kitchen with a separate utility room and a ground floor WC. To the first floor there are three bedrooms and a family bathroom. The property benefits from gas fired central heating, double glazing and uPVC fascias and guttering.

Outside there is a delightful large south facing rear garden which is predominately laid to lawn with matures shrubs and bushes along with patio areas, a greenhouse and a shed. To the side there is a lengthy drive which leads up to double opening gates which lead onto a further area of driveway and a detached garage. The garage benefits from an up and over door, power and light. To the front there is an open plan garden laid to lawn. Viewing is strongly advised on this spacious family home which is being offered for sale with no forward chain.

Council Tax Band - D  
Energy Efficiency Rating - E

**Rife Way, Ferring**  
Offers over £395,000



Rife Way is a highly regarded road situated within South Ferring which is a short distance of Ferring village centre.

Ferring is a village close to the sea with two small shopping parades both with 700 bus route giving access to along the south coast from Portsmouth to Brighton.

Ferring village offers a good range of amenities including a doctors surgery, vets, dentist, library, village hall, restaurants and a Co-op convenience store.

The property is also within a few minutes of Ferring sea front which offers the popular dog friendly 'BlueBird' café.



*South facing rear garden*

