

33 Colindale Road North
Ferring, West Sussex, BN12 5LB

Asking Price: £350,000 Freehold



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Property Features

- Two Double Bedrooms
- En Suite and Family Bathroom
- Fabulous Local Walks
- Off Road Parking
- Semi-Detached Bungalow
- Attractive West Facing Garden
- Conservatory
- Chain Free



The Location

Set between the beautiful South Downs and the Sussex coast, the sought-after village of Ferring is renowned for its enduring charm, welcoming atmosphere and strong sense of community. The village benefits from two convenient shopping parades, both well served by local bus routes, providing straightforward access to nearby areas and Worthing town centre.

Excellent road connections further enhance the village's accessibility, while the nearby mainline railway station provides direct services to Hove, Brighton, London, Gatwick and destinations beyond.

Ferring offers a wealth of amenities at its heart, including a doctor's surgery, dentist, village hall, well-stocked Co-op, veterinary practice and library. There is also a varied selection of places to eat and socialise, including The Andalucia Spanish Tapas Bar and Rassasy Deli, which incorporates The Snug bar. The Orange Tree café/bar is another popular village destination and is home to The Loft Gallery, a unique space showcasing work by local artists and makers, alongside a selection of gifts and homeware.

About the Property

The accommodation is accessed via the side entrance, which leads into a good-sized entrance porch with separate doors to the kitchen and lounge. The kitchen provides ample work surfaces, drawers and cupboards, oven, hob and space for additional appliances.

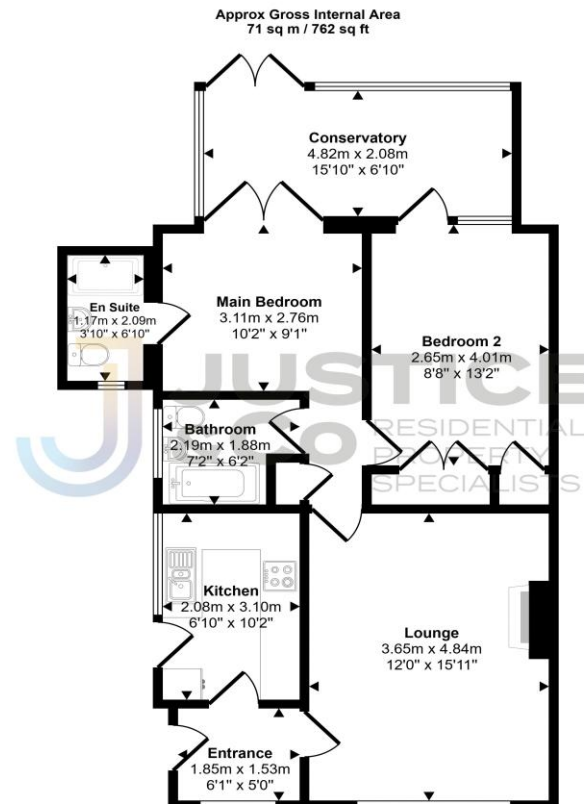
The spacious lounge benefits from an abundance of natural light through a large picture window, creating a bright and welcoming living space. A door leads through to the inner hallway, which provides access to a useful storage cupboard, the family bathroom and both double bedrooms. The main bedroom benefits from its own en-suite shower room, while both bedrooms enjoy direct access to the sunroom, which offers pleasant views over and access to the rear garden.

Outside, the property enjoys gardens to both the front and rear, predominantly laid to lawn and complemented by established hedging and mature shrubs. The attractive, westerly-facing rear garden offers a good degree of seclusion and is ideal for enjoying the afternoon and evening sunshine. Further features include a large summer house and greenhouse. To the front there is a driveway providing off road parking.



Viewing Strictly by appointment through Justice & Co Residential
01903 802 700 | residential@justiceandco.co.uk
307-309 Goring Road, Worthing, West Sussex BN12 4NX

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Property Information

- Asking Price: £350,000
- Council Tax Band: D
- Tenure: Freehold

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are in working order or fit for purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property and any fixtures and fittings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		