



- **LESS THAN 150 YARDS FROM THE SEAFRONT**
- **FAVOURED SOUTH FERRING**
- **TWO DOUBLE BEDROOMS**
- **TWO CONSERVATORIES**
- **MATURE GARDENS FRONT AND BACK**
- **DOUBLE GARAGE & OFF ROAD PARKING**



6 Elverlands Close
 Worthing BN12 5PL

Monthly Rental Of
£1,450

A rare opportunity to rent this detached bungalow situated in the highly desirable location of South Ferring, moments from local amenities and within 150 yards of Ferring sea front. The property has two good size reception rooms, two double bedrooms and two conservatories. Outside is a double garage and driveway providing off road parking for several cars. To the rear is a beautifully landscaped garden which is mainly laid to lawn with mature trees and a feature pond. Viewings are essential to fully appreciate this fantastic property.

Entrance Porch

Glazed door to

Entrance Hall 14' 2" x 8' 8" (4.31m x 2.64m)

Two built in double width storage cupboards. Loft access.

Lounge 21' 4" x 11' 7" (6.50m x 3.53m)

Double glazed window to the front. Two additional double glazed windows to the side. Gas, coal effect fire with stone surround. Double opening doors to the conservatory.

Dining Room 16' 3" x 10' 0" (4.95m x 3.05m)

Double glazed window to the rear with additional window to the side. Single panel radiator.

Kitchen 10' 9" x 7' 9" (3.27m x 2.36m)

Double aspect room with double glazed windows to the side and rear. Roll edge worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Built in double oven. Four ring gas hob with extractor unit over. Integrated microwave.

Bedroom 1 15' 0" x 11' 0" (4.57m x 3.35m)

Double aspect room with double glazed windows to the front and side. built in double wardrobe with storage space over. Double panel radiator.

Bedroom 2 15' 0" x 10' 0" (4.57m x 3.05m)

Double aspect room with double glazed windows to the front and side. Single panel radiator.

Shower Room

Tiled room with double glazed window to the side. Double width shower cubicle with wall mounted controls. Pedestal wash hand basin. Low level WC. Heated towel rail.

Cloakroom

Double glazed window to the side. Low level WC. Wash hand basin.

Conservatory one 13' 10" x 12' 0" (4.21m x 3.65m)

Double glazed windows to three sides. Double glazed door to the rear garden.

Conservatory Two

Double glazed windows to three sides. Double opening, double glazed doors to the rear garden. Space and plumbing for a washing machine.

Garage - Double Length 29' 3" x 8' 3" (8.91m x 2.51m)

Up and over door to the front. Additional door giving access to the side. Two double glazed windows to the side and rear. Power and light.

Rear Garden

Mature garden with an area of lawn. Summer house with a terrace overlooking a feature pond. A selection of trees including an Indian Bean, Silver birch and cherry blossom. Paved patio area.

Front garden

Driveway providing off road parking for several cars. Area of lawn with shrub borders.



