



**Price**  
**£470,000**

**Freehold**

3x  1x  2x 

**Colindale Road, Ferring,  
Worthing, West Sussex,  
BN12**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern style family home in a lovely village location
- Enclosed rear garden with a large double glazed cabin with power
- Parking for several cars
- Close to the Ferring seafont
- Great transport links including bus and rail
- Good school catchment area

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'7 x 11'8 (4.14m x 3.56m)

Dining Area: 9'6 x 9'3 (2.90m x 2.82m)

Cloakroom

Kitchen: 13'0 at narrowest point x 11'4 (3.97m x 3.46m)

Sitting Room: 16'8 x 9'6 (5.08m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 1: 21'9 x 9'2 (6.63m x 2.80m)

Bedroom 2: 13'9 x 11'6 (4.19m x 3.51m)

Bedroom 3: 10'8 x 8'8 (3.25m x 2.64m)

Bathroom

### OUTSIDE

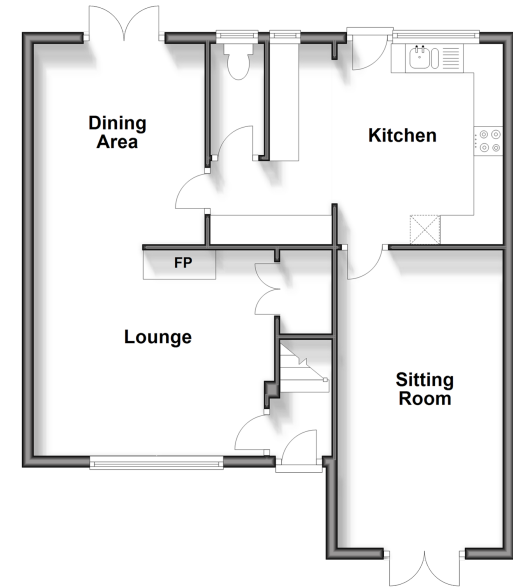
Enclosed Rear Garden

Large Workshop Cabin

Parking For Several Cars

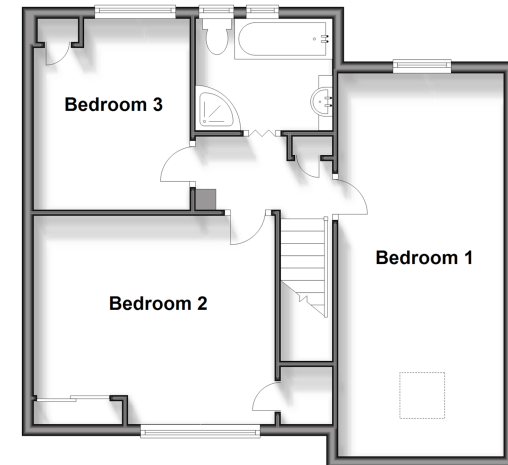
### Ground Floor

Approx. 61.8 sq. metres (665.5 sq. feet)



### First Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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