



4 Lamorna Gardens, Ferring, Worthing, BN12 5QD

Price £1,350,000

and company  
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*bespoke*



Located in this highly sought after cul-de-sac with direct access onto Ferring Beach. This superb home is available chain free and with spacious and versatile accommodation briefly comprising, entrance hall, 19ft South facing lounge with direct sea views, kitchen/dining room with access to the rear garden, three ground floor bedrooms, bath/shower room/Wc and shower room/Wc. To the first floor there is a 19ft living room with doors opening to the South facing sun balcony with uninterrupted Southerly aspect sea views, office/study, 16ft bedroom and utility room. Externally there is a private driveway, garage and a rear garden which is a true feature being predominantly laid to lawn with patio and direct access to Ferring beach. \*\*\*Viewing is considered essential to appreciate the overall size and highly desirable location of this home\*\*\*

- Direct Access to Beachfront
- Impressive Sea Views
- South Facing Balcony
- Four Bedrooms
- Office/Study
- 19ft Lounge with sea views
- Bath Rm/Wc & Shower Rm/Wc
- CHAIN FREE



Double glazed front door with side window opening to;

### Entrance Hall

Radiator. Staircase rising to first floor. Cloaks cupboard.

### Lounge

5.82m x 4.29m (19'1 x 14'1)

Double glazed bay window with beautiful direct sea views and fitted white plantation shutters. Double glaze window to side with fitted white plantation shutters. Two radiators. Fitted electric fire. Inset spotlights.

### Kitchen / Dining Room

6.91m x 2.90m (22'8 x 9'6)

Excellent range of work surfaces with cupboards and drawers fitted under. Inset one and a half bowl sink unit. Waste disposer and water softener. Built-in oven and microwave. Fitted electric hob with glass splashback and concealed extractor above. Range of matching wall cupboards some with glass display doors. Further worksurfaces with cupboards and drawers fitted under. Integrated fridge and freezer. Integrated dishwasher, washing machine and tumble dryer. Double Obscure glass door to side. Double glazed sliding patio doors with feature view of the sea. Tiled floor. Inset spotlights.

### Shower Room WC

Step in shower cubicle pedestal wash hand basin and low-level flush WC. Double glaze window with fitted white plantation shutter. Wall mounted valiant boiler. Tiled walls. Heated towel radiator. Vanity mirror with fitted twin lighting.

### Inner Hall

Radiator. Under stairs storage cupboard. Airing cupboard housing hot water tank and slatted shelves. Recessed spacious double shelved cupboard.

### Bedroom One

5.94m x 4.22m (19'6 x 13'10)

Double glazed bay window with fitted white plantation shutters giving direct views of the sea. Excellent range of fitted furniture including wardrobes over bed storage, dressing table and drawers. Radiator.

### Bedroom Two

5.82m x 3.00m (19'1 x 9'10)

Double glazed bay window with fitted white plantation shutters giving direct views. Radiator. Double glazed window to side with fitted white plantation shutters. Built-in double wardrobe with cupboards above.

### Bedroom Three

4.01m x 3.30m (13'2 x 10'10)

Double glaze window with white fitted plantation shutters. Radiator. Recessed double wardrobe with cupboards above.

### Bath / Shower Room / Wc

Suite comprising bath low-level flush WC, pedestal wash handbasin and step in shower cubicle. Heated towel radiator. Tiled walls. Double glaze window with fitted white plantation shutters. Vanity mirror with twin lighting.

### First Floor Landing

Doors opening to;

### Living Room

19'6 x 12'9 (62'4" x 19'8" x 39'4" x 29'6")

Feature direct views with double glazed sliding doors opening onto glass enclosed balcony. Five wall light points. Radiator. Door to office/study.

### South Facing Balcony

Giving the most desirable sea views and accessed from the living room. Enclosed by glass and with a tiled floor.

### Study / Office

Two velux windows with fitted blinds. Radiator. Part sloped ceiling.

### Bedroom Four

Part sloped ceiling with velux window with fitted blind. Radiator. Cupboard leading to eaves space. Two wall light points.

### Utility Room

Work surface with inset single drainer sink unit and space under for fridge and cupboard. Door giving access to eaves storage space. Radiator. Part sloped ceiling.

### Rear Garden

A true feature of this home with direct access to the beach. The majority of the garden is laid to lawn with attractive paved patio sweeping across the rear of the property and an enclosed patio is accessed directly from the kitchen/dining room.

### Garage

With up and over door. Double glazed obscure glass door to the side wall mounted RCD consumer unit. Door leading into inner hall.

### Private Driveway & Front Garden

A spacious driveway provides ample off road parking and leads to the garage and front door. A further area is laid to lawn enclosed by a low wall.

### Required Information

Council tax band: F

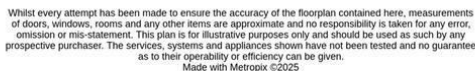
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









1ST FLOOR



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Estate and letting agents

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>66</p>                          | <p>73</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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