



8 Ferring Lane | Ferring | West Sussex | BN12 6QU
Offers Over £725,000



Jacobs Steel are delighted to offer for sale this exceptional four/five bedroom, two bedroom detached chalet in the popular village of Ferring. Offering substantial living accommodation and contemporary styling the property is a stunning family home and has undergone extensive renovation by the current owners. The property also features off road parking for multiple vehicles and a private rear garden.



Key Features

- Four / Five Bedrooms
- Detached Chalet
- Two / Three Reception Rooms
- Two Bathrooms
- Juliette Balcony
- Stunning Handmade Kitchen
- Off Road Parking & Garage
- Village Location
- Private Garden
- Some Areas Incomplete



4 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

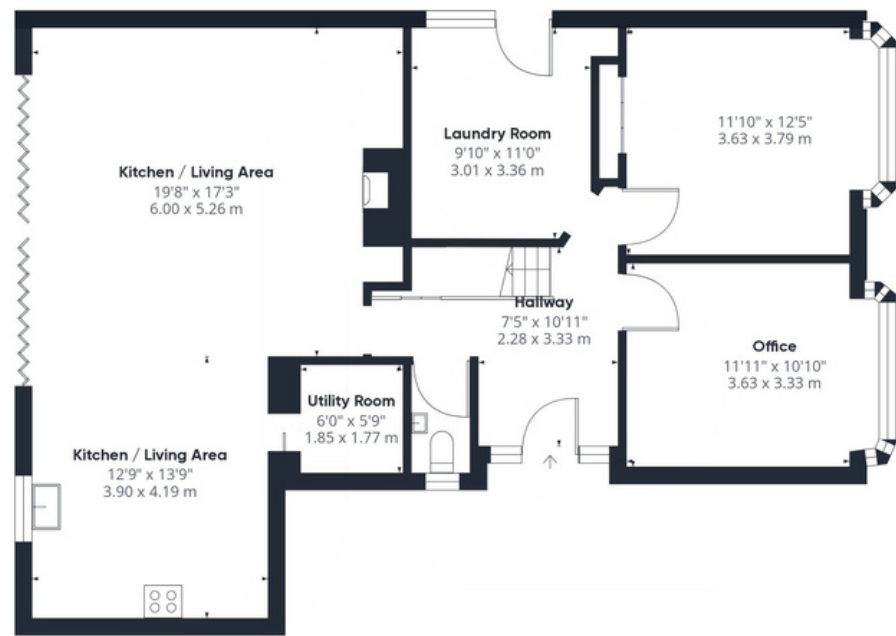
Entry is to the side of the property into a generous hallway, to the front of the property there are two ground floor rooms of equal size offering versatile living space/bedroom or office. There is a utility/boot room (to be completed by the new owners to their taste and needs) with access to the side of the property, downstairs W.C. To the rear of the property is the stunning main kitchen and lounge area which is open plan and comprises a handmade timber kitchen with quartz worktops and island, built in appliances and a range cooker. Other features include walk in pantry, exposed brick wall, bi fold doors and log woodburner. The majority of the ground floor is covered by Herringbone, wood effect, style flooring and in most of the rooms, there are beautiful, cathedral style floor mounted radiators which compliment the look!

Upstairs there are three bedrooms accessed off the spacious landing with convenient, built in storage. The master bedroom features an attractive en suite bathroom with roll top bath, toilet and basin. The second bedroom offers a East Juliette balcony that will enjoy the morning sun. The main family bathroom is yet to be completed and will need to be completed by new owners, which is an ideal opportunity to style it to your own taste and comfort.

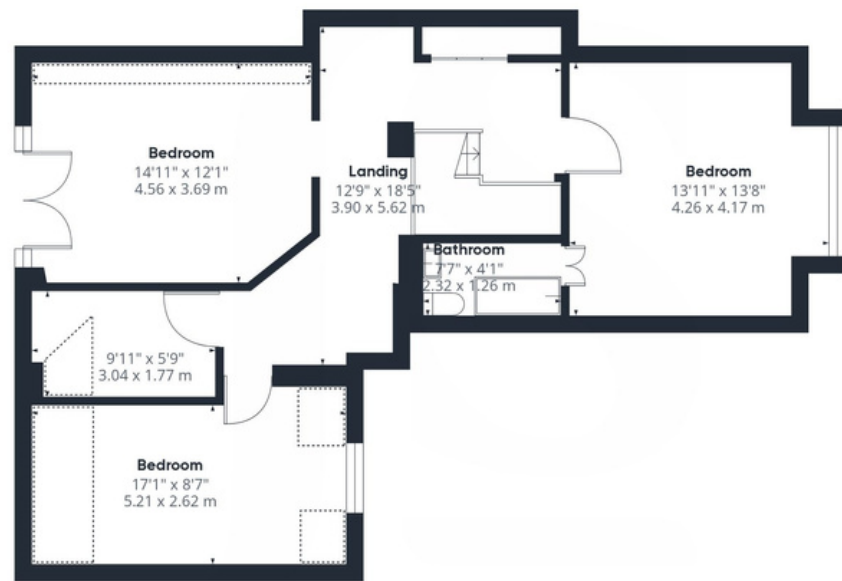
LOCATION

on Ferring Lane the property is within easy walking distance to Ferring Village which offers a doctors surgery, dentist, vets, library, deli and farm shop, Co-op and further facilities. Ferring has two small shopping parades both served by frequent bus routes giving easy access to Worthing town centre which is approximately 3.8 miles away. The nearest station is Goring By Sea Station which is approximately just over half a mile away away. Bus services run nearby on Ferring Street.





Floor 0



Floor 1



Approximate total area¹⁾

1894.35 ft²
175.99 m²

Reduced headroom

65.57 ft²
6.09 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area (as quoted by EPC): 190 sqm

Tenure: freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.