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34 Somerset Road

Ferring, Worthing, BN12 5QA

Asking price £850,000

Freehold Council Tax Band E



We are proud to present this hidden gem nestled in South Ferring village, which only an internal viewing can provide the true essence and feel of this exceptionally well presented and extended detached chalet bungalow.

The accommodation in brief comprises composite front door to spacious entrance hall leading into a luxury fitted kitchen/breakfast room with wave effect island with Silestone work surface with undermount sink also incorporating contemporary induction hob and extractor fan. The kitchen/breakfast room opens to the welcoming lounge with engineered oak flooring and focal gas living room fire, which in turn leads to a large study area perfect for home working and onwards through a door to the utility room and salon.

To the rear of the property this individually designed and architecturally award winning orangery with engineered oak floor, sensitive lighting and sliding doors opening onto the raised decking which brings the outside in. Ground floor bedroom with a range of fitted wardrobes and luxury en suite shower room, and in addition a superb master bathroom with an extra large bath and contemporary vanity unit.

To the first floor is the master bedroom with range of fitted wardrobes, an en-suite shower and en-suite W.C.

Outside the front garden is arranged predominately to brick block paving providing off road parking for ample vehicles with maturing bay trees and shrubs. The South facing rear garden is a particular feature of the property having been architecturally designed and landscaped to produce a sense of tranquillity and privacy, enclosed with Cedar slat fencing with areas of brick block paving, Indian sandstone, shingle lavender beds, tall grasses and maturing bamboo. This rear garden truly is an expectational space.

Located in Somerset Road just a short stroll from the village shops and the beach, the Compass bus serves the area giving links to the town centre. The nearest mainline railway station is Goring-By-Sea.





Composite front door

Bright, spacious entrance hall
12'5 x 15'5 (3.78m x 4.70m)

Lounge with engineered oak
flooring and focal fire
17'0 x 12'5 (5.18m x 3.78m)

Superb orangery/garden room
18'8 x 10'5 (5.69m x 3.18m)

Study
12'0 x 7'9 (3.66m x 2.36m)

Utility room
6'5 x 7'2 (1.96m x 2.18m)

Salon
15'8 x 7'3 (4.78m x 2.21m)

Luxury kitchen/breakfast room
13'7 x 11'7 (4.14m x 3.53m)

Ground floor bedroom two with
fitted wardrobes
16'5 x 12'5 (5.00m x 3.78m)

Contemporary fitted en-suite
shower room
6'6 x 6'5 (1.98m x 1.96m)

Ground floor luxury bathroom
8'9 x 6'9 (2.67m x 2.06m)

Stairs to first floor

Master bedroom with fitted
wardrobes
12'2 x 16'7 (3.71m x 5.05m)

En-suite shower
5'1 x 6'1 (1.55m x 1.85m)

Separate en-suite W.C.

Ample off road parking

Superb landscaped rear gardens

Covered side access

Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

