



4 St. Malo Close

Ferring, Worthing, BN12 5HF

Guide price £900,000

Freehold Council Tax Band E

Style, elegance and grace are three words we would use to describe this substantial, deceptively spacious and greatly improved detached chalet in South Ferring, moments from the beach.

The accommodation in brief comprises entrance porch with port hole window into spacious entrance, and glazed French doors opening on to the superb South facing lounge/diner with inset spot lighting and triple bifold doors opening onto the manicured landscaped garden.

A further pair of French doors and casement windows opening onto the luxury fitted white high gloss kitchen with granite work surface, roof lantern and additional bifold doors onto the garden, with a range of Miele integrated appliances and induction hob.

There is a separate utility room with butler sink and stone worktop with upstanding glass splashback, with door giving access to the side. There are ground floor bedrooms two and three, a luxury ground floor shower room with W.C, and additional separate W.C.

To the first floor there is a master bedroom with solid oak flooring which is double aspect with roof line windows and bifold doors opening onto a roof terrace overlooking the garden with sea glimpses. There is also a luxury en-suite bath and shower room.

Externally there is an in/out drive laid to shingle providing ample off road parking for multiples vehicles which in turn leads to the garage which has power, light and up & over door.

The South facing rear garden is a particular feature of the property being laid predominantly to lawn with granite patio areas and a profusion of tree and shrub lined borders and timber shed.

Situated in favoured South Ferring the property is located just a moments stroll from the beach and Greensward.

Entrance porch, double aspect with port hole window  
6'11 x 5'3 (2.11m x 1.60m)





Spacious entrance hall  
12'3 x 12'8 (3.73m x 3.86m)

South facing lounge/diner  
23'6 x 19'9 (7.16m x 6.02m)

Luxury fitted high gloss  
kitchen/breakfast room wi  
16'3 x 11'9 (4.95m x 3.58m)

Luxury fitted utility room  
8'7 x 6'4 (2.62m x 1.93m)

Ground floor bedroom  
12'9 x 10'2 (3.89m x 3.10m)

Ground floor bedroom three  
12'0 x 11'7 (3.66m x 3.53m)

Luxury fitted ground floor shower  
room  
8'9 x 6'1 (2.67m x 1.85m)

Separate W.C.  
8'7 x 2'9 (2.62m x 0.84m)

Stairs to first floor

Master bedroom  
20'0 x 13'7 (6.10m x 4.14m)

Luxury en-suite shower room  
11'3 x 8'2 (3.43m x 2.49m)

South facing balcony with sea  
glimpses

Superb landscaped South facing  
rear garden

Off road parking

Garage



## 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.

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## Area Map



## Energy Efficiency Graph

