



JAMES & JAMES
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3 East Mead

Ferring, Worthing, BN12 5EA

Guide price £750,000

Freehold Council Tax Band



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James & James Estate Agents are delighted to bring to the market this deceptively spacious and beautifully presented three bedroom detached chalet situated in the heart of Ferring village.

In brief the accommodation comprises UPVC double glazed entrance porch, entrance hall with numerous storage cupboards, double aspect south facing lounge, kitchen being refitted and integrated with a combination of appliances incorporating a breakfast bar, and door to UPVC double glazed utility room.

To the ground floor there is the master bedroom with a range of fully fitted wardrobes, being double aspect with french doors onto the rear garden, and boasting a beautifully fitted en-suite bathroom. There is an additional bedroom and a luxury fitted family bathroom. On the first floor there is a spacious landing, two double bedrooms, and a modern refitted shower bathroom.

Outside the rear garden is a particular feature of the property being laid predominately to lawn with Indian sandstone patio and profusion of tree and shrub lined borders. The front garden is equally as charming with a lavender tunnel leading to the front door with the remainder being laid to lawn and brick block paving providing access to the garage with up and over door and personal door to the rear garden. Other benefits include double glazing and central heating.

Situated in favoured East Mead, local shopping facilities are nearby in Ferring village and the nearest railway station is Goring-by-Sea, which provides fantastic links to Brighton & Hove, London Victoria, Chichester, Southampton and beyond.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautifully presented detached home.

Council Tax Band E

UPVC double glazed entrance porch





Spacious entrance hall with storage
15'5 x 6'5 (4.70m x 1.96m)

Double aspect south facing lounge
18'1 x 13'7 (5.51m x 4.14m)

Luxury refitted fully integrated kitchen
11'10 x 11'0 (3.61m x 3.35m)

UPVC utility room
6'4 x 7'0 (1.93m x 2.13m)

Luxury refitted four piece bathroom
8'10 x 5'7 (2.69m x 1.70m)

Master bedroom
25'6 x 13'0 (7.77m x 3.96m)

Luxury refitted ensuite bathroom
8'8 x 4'4 (2.64m x 1.32m)

Ground floor bedroom two
11'11 x 10'11 (3.63m x 3.33m)

Double aspect first floor landing
24'4 x 10'2 (7.42m x 3.10m)

Double aspect bedroom three
14'5 x 11'4 (4.39m x 3.45m)

Luxury refitted shower room

Landscaped rear garden

Garage
17'7 x 7'11 (5.36m x 2.41m)



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

