



2 Barbary Lane

, Ferring, BN12 5JB

Guide price £950,000

Freehold Council Tax Band F

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James & James Estate Agents are delighted to bring to the market this FULLY REFURBISHED detached residence in the heart of Ferring village on a superb corner plot boasting a wonderful sun terrace and being enclosed within it's own grounds.

In brief the accommodation comprises spacious entrance hall, lounge with extension forming a sun room, a superb open plan kitchen/diner with doors out to the gardens. There is utility room and W.C. and also a ground floor bedroom with en-suite shower room.

To the first floor there are four further bedrooms with a contemporary en-suite facility serving the master bedroom, a stunning family bathroom with bath and shower, and the SOUTHERLY aspect SUN TERRACE.

Outside there is a large shingled driveway providing parking for several vehicles and a double garage with a pitched roof. The remainder of the gardens are laid to lawn with Indian sandstone patio. Other benefits include double glazing and gas central heating.

In our opinion viewing is strongly recommended to appreciate the HIGH SPECIFICATION of this beautiful family home.

In a quiet South facing position within Ferring village. Ferring is a quiet popular seaside village with two shopping parades, both served by bus routes giving access to surrounding areas including Worthing town centre and mainline railway.

Ferring's beautiful beach is also just a short walk away.







Spacious entrance hall  
10'2 x 6'0 (3.10m x 1.83m)

Double aspect lounge/sun room  
20'1 x 22'6 (6.12m x 6.86m)

Superb kitchen/diner  
31'7 x 15'7 (9.63m x 4.75m)

Utility/W.C/boot room  
8'3 x 6'5 (2.51m x 1.96m)



Ground floor bedroom  
13'2 x 7'2 (4.01m x 2.18m)

En-suite wet room  
6'2 x 3'3 (1.88m x 0.99m)

Bright first floor landing

Master bedroom  
14'1 x 14'8 (4.29m x 4.47m)

Enclosed shower room

Superb sun deck



Bedroom two  
8'9 x 9'5 (2.67m x 2.87m)

Bedroom three  
14'7 x 7'0 (4.45m x 2.13m)

Bedroom four  
11'2 x 6'5 (3.40m x 1.96m)

Double garage with pitched roof,  
power & light

Off road parking for several vehicles

Garden to three sides with Indian  
sandstone patio



## Floor Plan

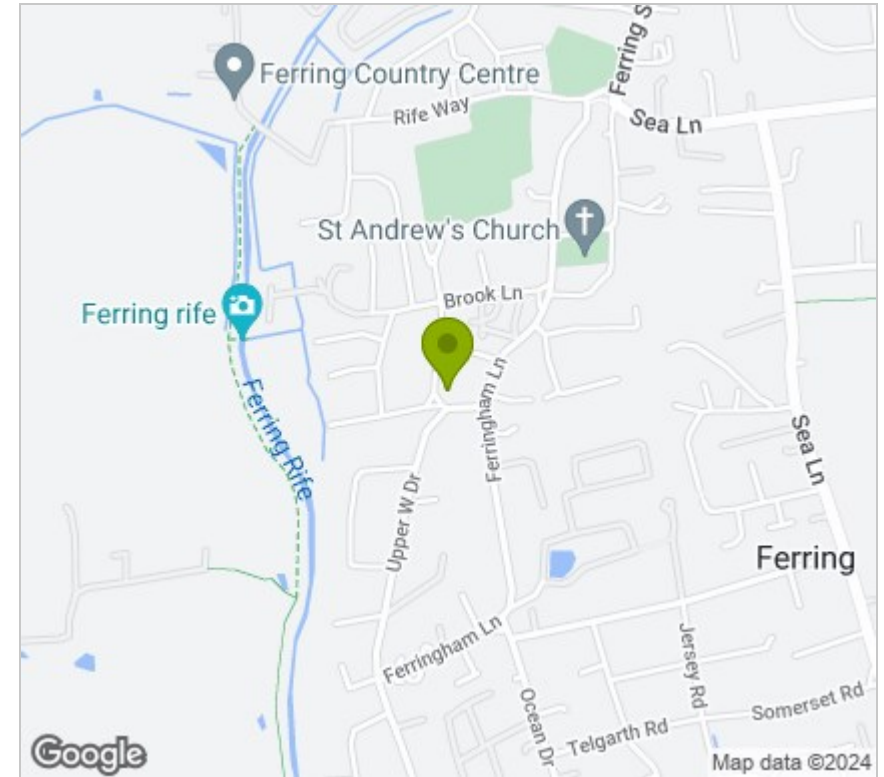


## Viewing

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

