



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



26 Fernhurst Drive

Goring-By-Sea, Worthing, BN12 5AU

Guide price **£550,000**

Freehold Council Tax Band E



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Situated in the ever popular Fernhurst Drive location being adjacent to Fernhurst Park and the popular Bull Inn, James & James Estate Agents are delighted to bring to the market this beautifully presented three bedroom detached bungalow.

The accommodation in brief comprises driveway, covered storm porch into spacious entrance hall, double aspect South facing lounge, master bedroom with a range of fitted wardrobes and being double aspect, bedroom three having fitted wardrobes and bedroom two being currently arranged as a dining room with a pleasing outlook over the rear garden.

There is a modern fitted kitchen/breakfast room and a modern shower room and there is a feature UPVC double glazed conservatory to the rear of the property. The garage is integrated, and the rear garden is predominantly laid to lawn with areas of patio, and the front garden is laid to lawn with the driveway adjacent. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful detached bungalow.

Local shops can be found nearby at Mulberry Parade with a local Sainsburys and everyday shopping needs. Ferring village is also close by. The nearest mainline railway station is Goring-by-Sea giving excellent links to most major towns and cities.

Covered storm porch







Entrance hall  
10'3" narrowing to 2'7" x 17'2"  
narrowing to 6'0" (3.12m narrowing  
to 0.79m x 5.23m narrowing to  
1.83)

South facing bay fronted lounge  
19'0" x 11'8" (5.79m x 3.56m)

Kitchen/breakfast room  
12'6" x 11'9" (3.81m x 3.58m)

UPVC double glazed conservatory  
9'8" x 14'6" (2.95m x 4.42m)

Bedroom one  
18'4" x 10'7" (5.59m x 3.23m)

Bedroom two (currently arranged  
as a dining room)  
13'10" x 10'10" (4.22m x 3.30m)

Bedroom three  
9'10" x 11'0" (3.00m x 3.35m)

Modern refitted shower room  
8'5" x 8'2" (2.57m x 2.49m)

Garage  
17'11" x 7'7" (5.46m x 2.31m)

Rear garden with summer house

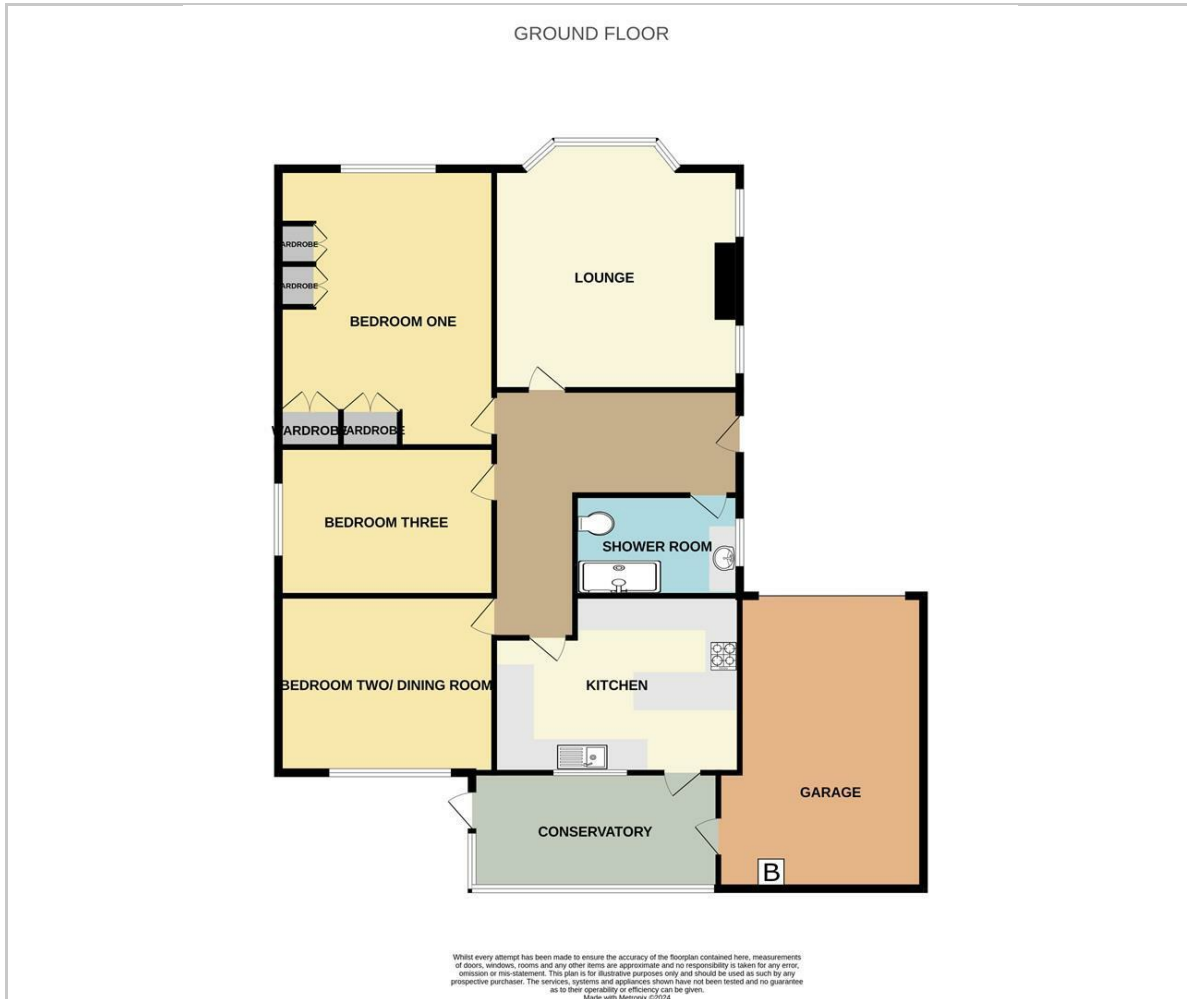
Off road parking

Front garden





## 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

