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11 Grange Park

Ferring, Worthing, BN12 5LS

Guide price £1,400,000

Freehold Council Tax Band G



A stunning one of a kind, Scandinavian designed detached residence.

Situated in Grange Park, this versatile property is arranged as a spacious entrance hall with solid oak flooring opening onto a sitting room/snug with French doors onto a double aspect lounge with media wall and inset log burner with a study area set back boasting views over the landscaped garden and swimming pool.

The kitchen/breakfast room is just as contemporary as the property itself boasting a seating area for 6-8 people, breakfast bar with inset hob, and a further range of appliances with contrasting cupboards and worktops.

There is an inner lobby which gives access to a ground floor wash room with bidet and W.C., and a utility/boot room housing appliances and hot water tank.

To the first floor, the landing is a particular feature of the property having a vaulted ceiling and overlooking the entrance hall.

The master bedroom is everything you could ask for and more having a superb balcony with pleasing outlook, vaulted ceiling, beams on display and a wonderful luxury bath and shower en-suite.

There are three further double bedrooms with bedroom two being sub divided with a sleeping area and a luxury fitted bath/shower room.

Externally the front of the property is arranged to proved off road parking for several vehicles, electric car charging point and the double garage is currently arranged as a gymnasium with the front sections retaining their double doors with a self-contained studio flat situated in the loft space.

The rear gardens are a particular feature of the property having been re landscaped arranged into different sections with an ornate fishpond, large area of porcelain patio tiled, areas of lawn and shingle with a tree house/viewing platform and a swimming pool with a covered outdoor kitchen and hot tub beneath contemporary pergolas.

Solar Panel System 7.5 KW with batteries and Solar I Boost to top up the Hot Water system
4 Air Source Heat Pump for swimming pool.

Reception hall
19'2 x 10'9 (5.84m x 3.28m)

Snug/sitting room
16'2 x 12'5 (4.93m x 3.78m)

Double aspect lounge
23'5 x 16'9 (7.14m x 5.11m)

Study
10'2 x 11'4 (3.10m x 3.45m)

Contemporary kitchen/diner
24'5 x 13'1 (7.44m x 3.99m)

Inner lobby
9'9 x 4'2 (2.97m x 1.27m)

Ground floor wash room with W.C. & bidet
7'2 x 6'0 (2.18m x 1.83m)





- Utility and boot room
12'2 x 7'2 (3.71m x 2.18m)
- Landing with vaulted ceiling
19'0 x 10'7 (5.79m x 3.23m)
- Principle bedroom
15'6 x 17'2 (4.72m x 5.23m)
- Luxury en-suite bath and shower room
12'6 x 6'4 (3.81m x 1.93m)
- South facing balcony
16'1 x 5'6 (4.90m x 1.68m)
- Bedroom two divider with sleeping area
18'2 x 9'0 (5.54m x 2.74m)
- Bedroom three
12'6 x 9'9 (3.81m x 2.97m)
- Bedroom four
12'4 x 10'3 (3.76m x 3.12m)
- Landscaped rear gardens
- Greenhouse
18'4 x 13'2 (5.59m x 4.01m)
- Elevated viewing platform
- Swimming pool
- Outside kitchen
10'2 x 12'5 (3.10m x 3.78m)
- Covered hot tub area
13'2 x 10'2 (4.01m x 3.10m)
- Gymnasium
19'1 x 12'4 (5.82m x 3.76m)
- Front end of garage storage
18'8 x 6'0 (5.69m x 1.83m)
- Flat over garage
- External staircase with balcony
- Living room & kitchenette
17'7 x 9'5 (5.36m x 2.87m)
- En-suite shower room
6'3 x 4'4 (1.91m x 1.32m)
- Ample off road parking for multiple vehicles
- Side access with three timber stores

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

