



22 Ferringham Lane

Ferring, Worthing, BN12 5LU

Guide price £750,000

Freehold Council Tax Band E

Boasting a secret garden overlooking the pond at Little Paddocks is one of the many features of this beautiful detached bungalow nestled away in the heart of South Ferring village.

The accommodation in brief comprises spacious entrance hall with double doors onto a double aspect lounge boasting a pleasing outlook over the rear garden. There is a conservatory, modern fitted kitchen, three good size bedrooms and a modern fitted shower room.

Externally the garden extends to four sides being laid predominately to lawn with areas of patio and a path leading to a secret garden with a bench overlooking the ornate pond within Little Paddocks.

The front of the property is arranged to a resin driveway providing ample off road parking which in turn leads to a garage with vaulted roof providing additional storage space.

Also in the garden is a lovely summer house and areas of shingle affording lots of natural sunlight. There are gates giving side access.

Located in the heart of Ferring village local shops can be found nearby at Ocean Parade which cater for everyday needs along with the recently reopened Little Tipple micro bar, Shapla Indian restaurant, and Pinkertons newsagents.

The Compass bus serves the area and gives links into Worthing town centre. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

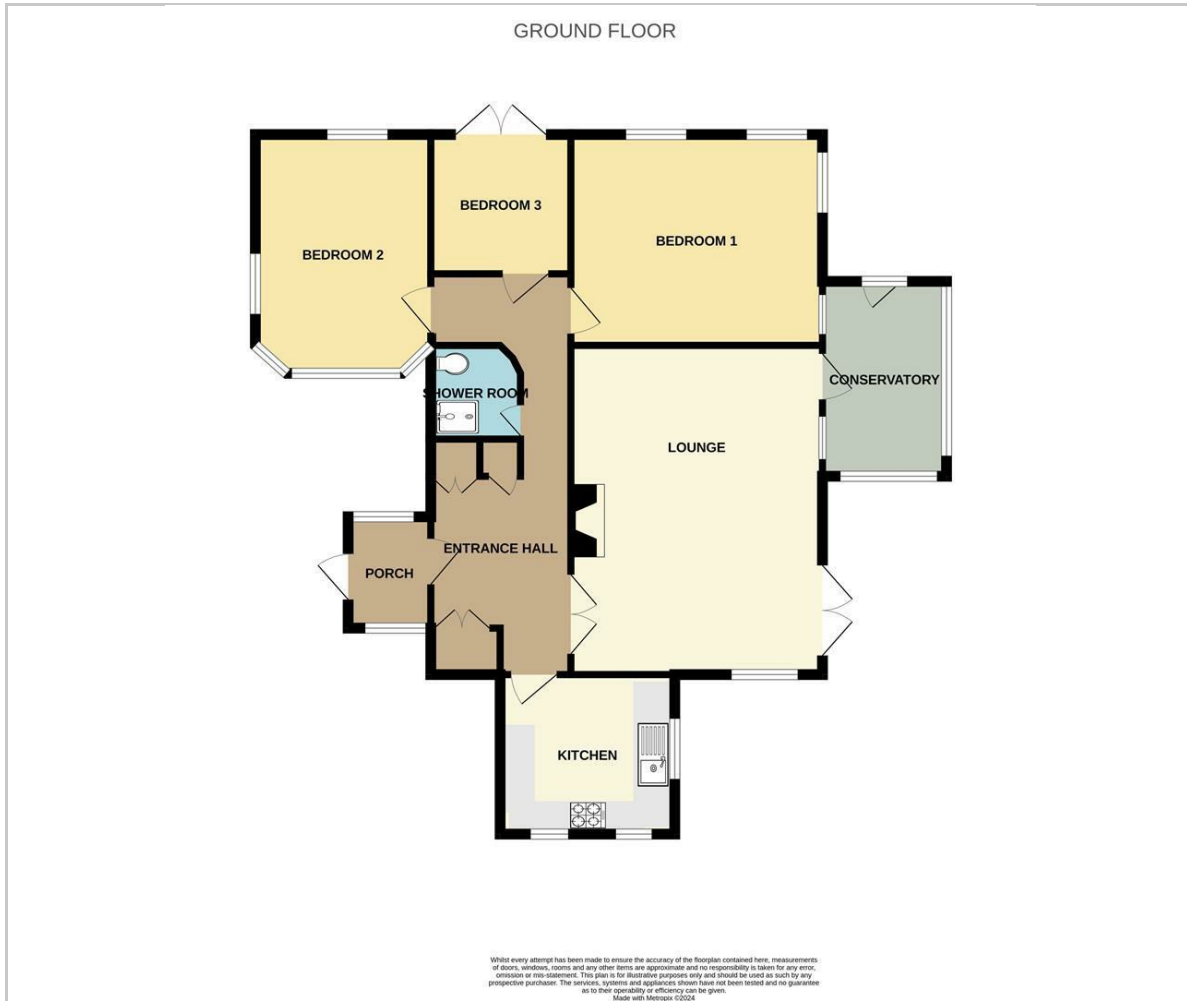
Internal viewing is considered essential to appreciate the overall size and condition along with the gardens of this beautiful detached residence.





- Composite glazed front door
- Spacious entrance hall  
21'4 x 9'2 (6.50m x 2.79m)
- Double aspect lounge  
17'2 x 13'1 (5.23m x 3.99m)
- Conservatory  
13'4 x 6'7 (4.06m x 2.01m)
- Modern fitted kitchen breakfast room  
11'4 x 11'1 (3.45m x 3.38m)
- Bedroom one  
13'1 x 12'11 (3.99m x 3.94m)
- Bedroom two  
14'6 x 9'8 (4.42m x 2.95m)
- Bedroom three  
8'5 x 10'3 (2.57m x 3.12m)
- Modern fitted shower room  
7'3 x 5'1 (2.21m x 1.55m)
- Summer house  
11'5 x 8'8 (3.48m x 2.64m)
- Garage  
15'11 x 7'8 (4.85m x 2.34m)
- Resin driveway
- Feature rear garden

## Floor Plan

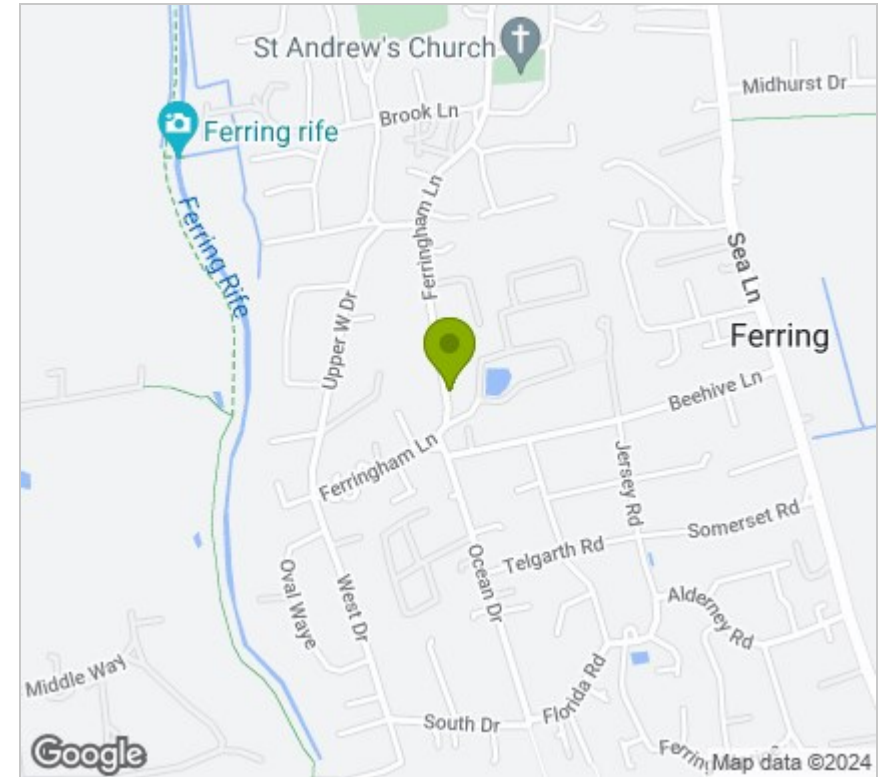


## Viewing

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

