



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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15 Telgarth Road

Ferring, Worthing, BN12 5PX

Asking price £1,200,000

Freehold Council Tax Band F



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An imposing detached four bedroom dwelling set within it's own secluded grounds and enclosed to both elevations and secured by a gated entrance, James & James Estate Agents are delighted to bring to the market this exceptional detached bungalow boasting a stunning open place entertainment space and a principle bedroom with dressing room and wet room.

In brief the accommodation comprises spacious entrance porch into L shaped hall with access to large loft space. There is an open plan triple aspect feature lounge/dining room with almost full length roof lantern. The kitchen is ergonomically designed with Silestone work surface incorporating seating for four, and a range of high end integrated appliances including two drinks chillers, double oven, induction hob and extractor. There is a large island with good storage space, and double larder units.

There are bi-fold doors onto the landscaped rear garden, three further bedrooms serve the property well with a luxury family bathroom, and a separate lounge bay-fronted area. There is a utility room with roof lantern, a large garden outbuilding, garage with electric up & over door. Other benefits include gas central heating and double glazing.

The property will be offered for sale with NO ONWARD CHAIN and in our opinion internal viewing is considered essential to appreciate the overall, size, condition and quality of this forever family home.

Situated in Telgarth Road, the property is just a short pleasant stroll from the beach (approx 1/4 mile) and Bluebird Cafe (approx 1/2 mile), along with Ferring village with it's recently opened Little Tipple bar, Shapla curry house and other convenience stores.

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

UPVC double glazed entrance porch  
11'0 x 5'10 (3.35m x 1.78m)







Spacious entrance hall  
16'7 narrowing to 4'5 x 30'1  
narrowing to 6'1 (5.05m narrowing  
to 1.35m x 9.17m narrowing to  
1.85)

Lounge  
17'0 x 12'0 (5.18m x 3.66m)

Open plan triple aspect  
kitchen/dining/living  
26'7 narrowing to 14'11 x 33'8  
narrowing to 17'9 (8.10m  
narrowing to 4.55m x 10.26m  
narrowing to 5.4)

Utility room  
8'4 x 7'2 (2.54m x 2.18m)

Master bedroom  
12'2 x 16'11 (3.71m x 5.16m)

Dressing room  
9'4 x 7'6 (2.84m x 2.29m)

Luxury wet room  
9'9 x 8'3 (2.97m x 2.51m)

Bedroom two  
12'9 x 12'6 (3.89m x 3.81m)

Bedroom three  
8'3 x 13'1 narrowing to 8'6  
(2.51m x 3.99m narrowing to  
2.59m)

Bedroom four  
11'7 x 9'2 (3.53m x 2.79m)

Luxury fitted family bathroom  
10'8 x 5'6 (3.25m x 1.68m)

Gated driveway

Landscaped front and rear  
gardens

Large outbuilding

Garage with electric up & over  
door  
11'0 x 9'10 (3.35m x 3.00m)



## 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

