



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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Erebus Church Lane

Ferring, Worthing, BN12 5HN

Guide price £750,000

Freehold Council Tax Band B



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James & James Estate Agents are delighted to bring to the market this unique property that's steeped in history and believed to have once been a dance school in the 1970's. Now 'Erebus' a versatile, character filled family home in the heart of Ferring village.

In brief the accommodation comprises gated driveway to covered entrance area into spacious hall with spacious under stairs storage cupboard. There is a beautiful lounge with vaulted ceiling overlooking the landscaped rear garden. There are French doors onto the refurbished and fully fitted kitchen/diner with marble worktop surfaces and a range of integrated appliances including dishwasher, induction hob and extractor fan, oven and grill, space for American style fridge/freezer and a washing machine.

There is ground floor bedroom three, a ground floor luxury fitted shower room, and a utility/boot room with access on to the rear garden. To the first floor there is the master bedroom with feature vaulted ceiling, a range of fitted wardrobes, and a luxury en-suite shower room. There is an additional second bedroom with a high ceiling and feature arched windows and a modern refitted family bathroom.

Externally there is ample off road parking, and the manicured landscaped garden is a particular feature of the property being arranged with areas of patio, lawn, shingle, beautiful blossoming trees and maturing borders. There is a timber summer house and a workshop/garden cabin arranged into 2-3 sections.

Other benefits include gas central heating and double glazing and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this character filled home.

Situated in Ferring village, local shops are just a short walk away. Buses serve the area and the nearest mainline railway station is Goring-by-Sea.

### Gated entrance





Entrance hall  
14'9 x 6'0 (4.50m x 1.83m)

Double aspect lounge  
18'6 x (5.64m x )

Luxury refitted kitchen/breakfast room  
18'1 x narrowing to 11'0 x 15'10  
(5.51m x narrowing to 3.35m x 4.83m)



Ground floor bedroom three  
13'1 x 7'8 (3.99m x 2.34m)

Utility/boot room  
7'4 x 4'5 (2.24m x 1.35m)

Ground floor luxury refitted shower room  
6'2 x 4'5 (1.88m x 1.35m)

Stairs to first floor landing

Bedroom one with vaulted ceiling  
16'4 x 10'1 (4.98m x 3.07m)



Luxury en-suite shower room  
11'0 x 3'5 (3.35m x 1.04m)

Bedroom two with featured arched window  
13'6 x 9'10 (4.11m x 3.00m)

Modern family bathroom  
5'10 x 6'3 (1.78m x 1.91m)

Gated driveway with ample off road parking

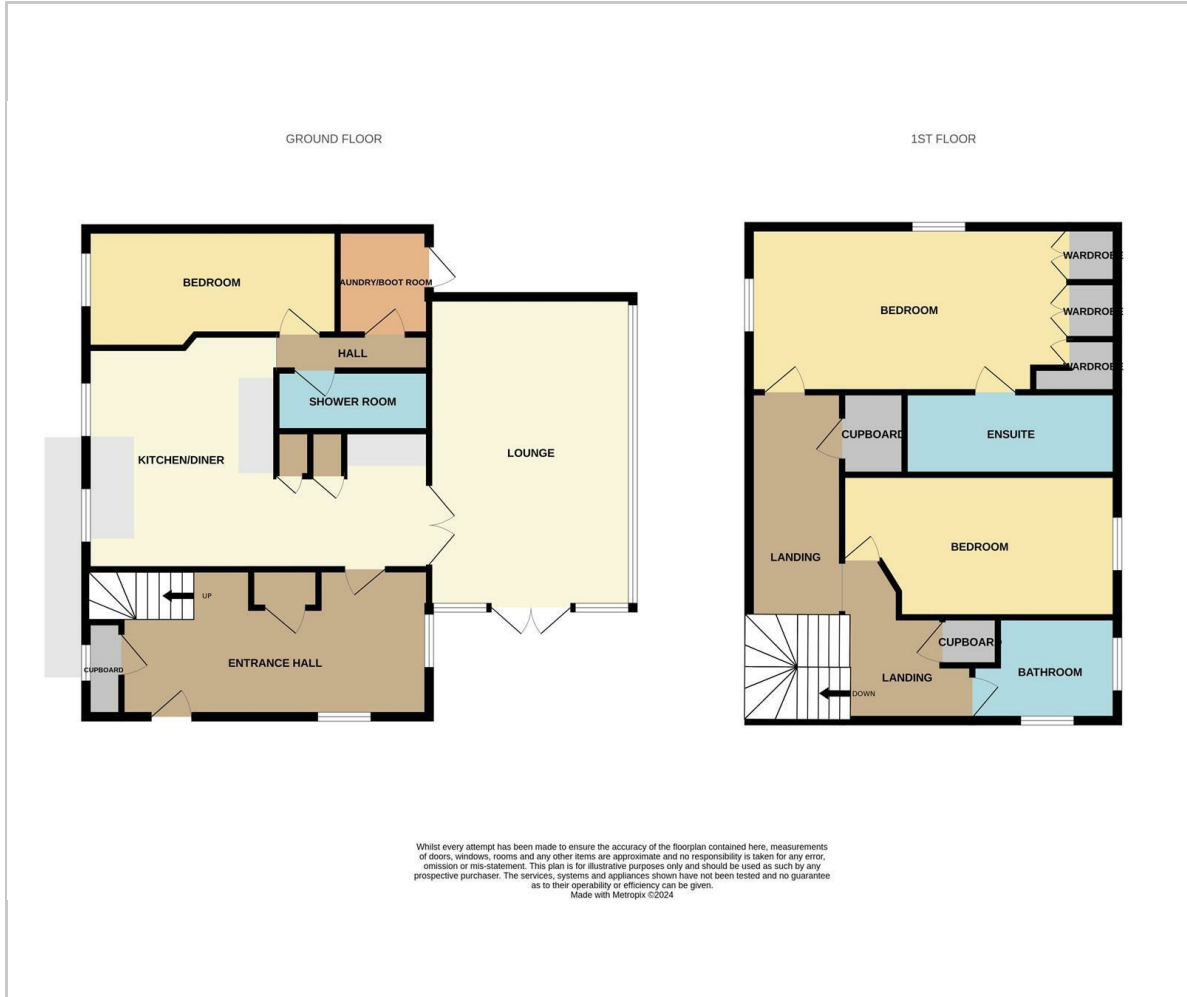
Feature landscaped garden

Garden cabin arranged in three sections

Summer house



## Floor Plan

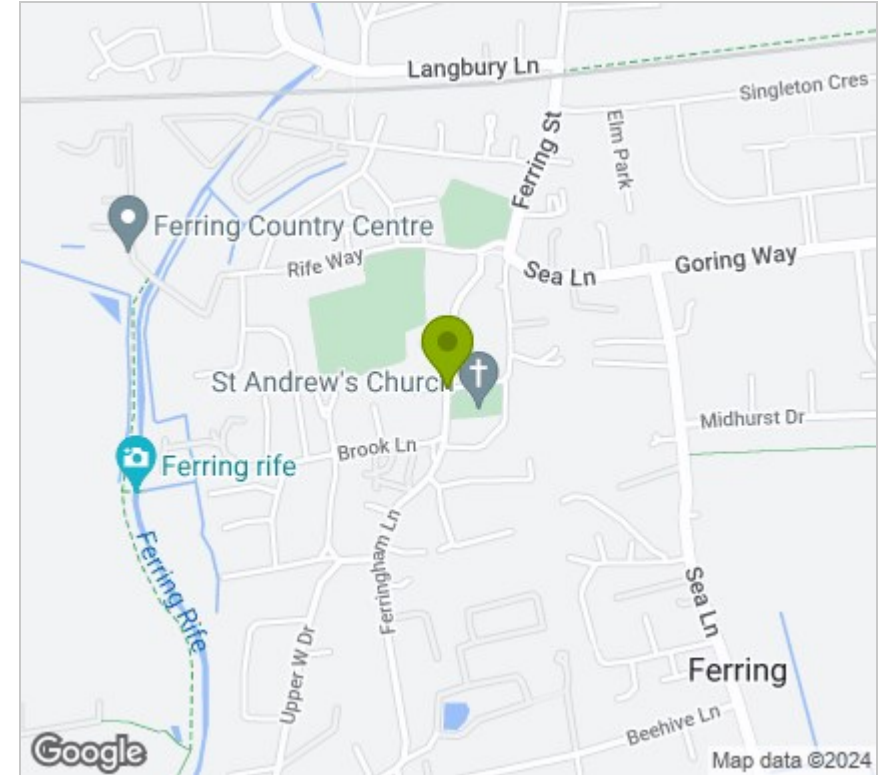


## Viewing

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

