



59 Sea Lane Gardens

Ferring, Worthing, BN12 5EG

Guide price £700,000

Freehold Council Tax Band E

Guide Price £700,000 - £725,000.

Situated in a quiet private road within South Ferring, the property is located on a sizable plot with a tarmac driveway leading to a detached garage.

The front garden has been landscaped with a profusion of tree and shrub lined borders, area of lawn and raised bed. The rear garden is also a particular feature of the property.

The accommodation in brief comprises spacious dining hall, triple aspect lounge, ground floor double bedroom, kitchen/breakfast room with large larder cupboard.

There is a ground floor bathroom with W.C. and bidet, and a separate shower. There is a spiral staircase leading to the first floor bedroom which has an en-suite W.C.

The rear garden is laid to paving with areas of lawn and there are two timber sheds, a summer house and outside tap.

The property is offered for sale with NO ONWARD CHAIN and in our opinion viewing is considered essential to appreciate the overall tranquillity that this plot offers and is a prime opportunity for further expansion STPC.

Situated in Sea Lane Gardens, local shops can be found nearby and in the main village and South Ferring. Buses serve the area and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.





Dining hall  
19'2 x 11'1 (5.84m x 3.38m)

Triple aspect lounge  
14'3 x 10'5 (4.34m x 3.18m)

Kitchen/breakfast room  
15'8 x 9'0 opening to 12'4 (4.78m x 2.74m opening to 3.76m)



Larder cupboard  
8'8 x 2'9 (2.64m x 0.84m)

Ground floor bedroom one  
13'0 x 11'4 (3.96m x 3.45m)

Fitted bathroom  
8'4 x 5'11 (2.54m x 1.80m)

Separate shower room

Spiral staircase to first floor  
bedroom one  
13'5 x 12'1 (4.09m x 3.68m)

En-suite W.C.

Feature front garden

Feature rear garden

Detached garage  
18'0 x 9'8 (5.49m x 2.95m)

Timber sheds

Summer house



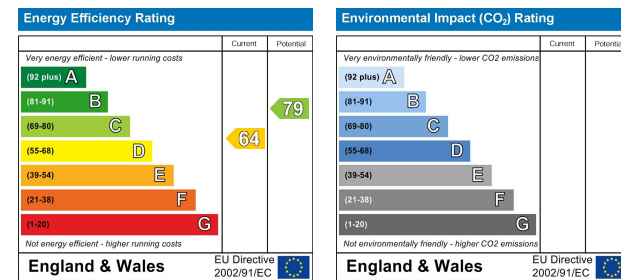
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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