



JAMES & JAMES
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8 Foamcourt Way

, Ferring, BN12 5RD

Guide price £765,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this deceptively spacious and well extended detached 3/4 bedroom chalet style bungalow in one of Ferring's most prestigious roads.

In brief the accommodation comprises entrance vestibule, spacious entrance hall, feature triple aspect lounge with vaulted ceiling and high line windows enjoying a pleasing outlook over the manicured front garden.

There is a modern fitted kitchen and lean-to/utility room. There are two double bedrooms on the ground floor, one with en-suite bathroom, a dining room which could also serve as a bedroom and a ground floor modern fitted shower room. To the first floor is another double bedroom with ample eaves storages and a family bathroom.

Both front and rear gardens are a particular feature of this property with the front garden predominantly being laid to pea shingle with a profusion of tree and shrub lined borders, lavenders and roses.

The rear garden is a charming cottage style garden with an abundance of trees, shrubs and plants, areas of shingle, a green house and a summer house. There is ample off road parking which in turn leads to a car port and subsequently a good size garage with an up & over door. Other benefits include gas central heating, double glazing, and is offered for sale with NO ONWARD CHAIN. In our opinion internal viewing is considered essential to appreciate the overall size & condition of this beautiful property.

Situated in Foamcourt Way, being located in the heart of South Ferring, the property is just a short walk from to the beach, Ferringham Lane shops and of course the village.

The nearest mainline railway station is Goring-by-Sea which gives great links to most major towns and cities. The Compass bus also serves the village.

Entrance vestibule





Spacious entrance hall
13'2 x 8'3 (4.01m x 2.51m)

Feature lounge with vaulted gable
28'5 x 13'9 (8.66m x 4.19m)

Kitchen/breakfast room
18'0 x 12'5 (5.49m x 3.78m)

Lean-to/utility room
12'0 x 6'10 (3.66m x 2.08m)

Dining room/bedroom four
12'10 x 9'11 (3.91m x 3.02m)

Ground floor bedroom one
12'0 x 16'2 (3.66m x 4.93m)

Ground floor bedroom two
18'5 x 10'5 (5.61m x 3.18m)

En-suite bathroom
5'8 x 6'4 (1.73m x 1.93m)

Ground floor fitted shower room
7'3 x 3'8 (2.21m x 1.12m)

Stairs to first floor landing

First floor bedroom
13'7 x 12'6 (4.14m x 3.81m)

Family bathroom
6'2 x 5'6 (1.88m x 1.68m)

Feature front garden

Ample off road parking

Carport

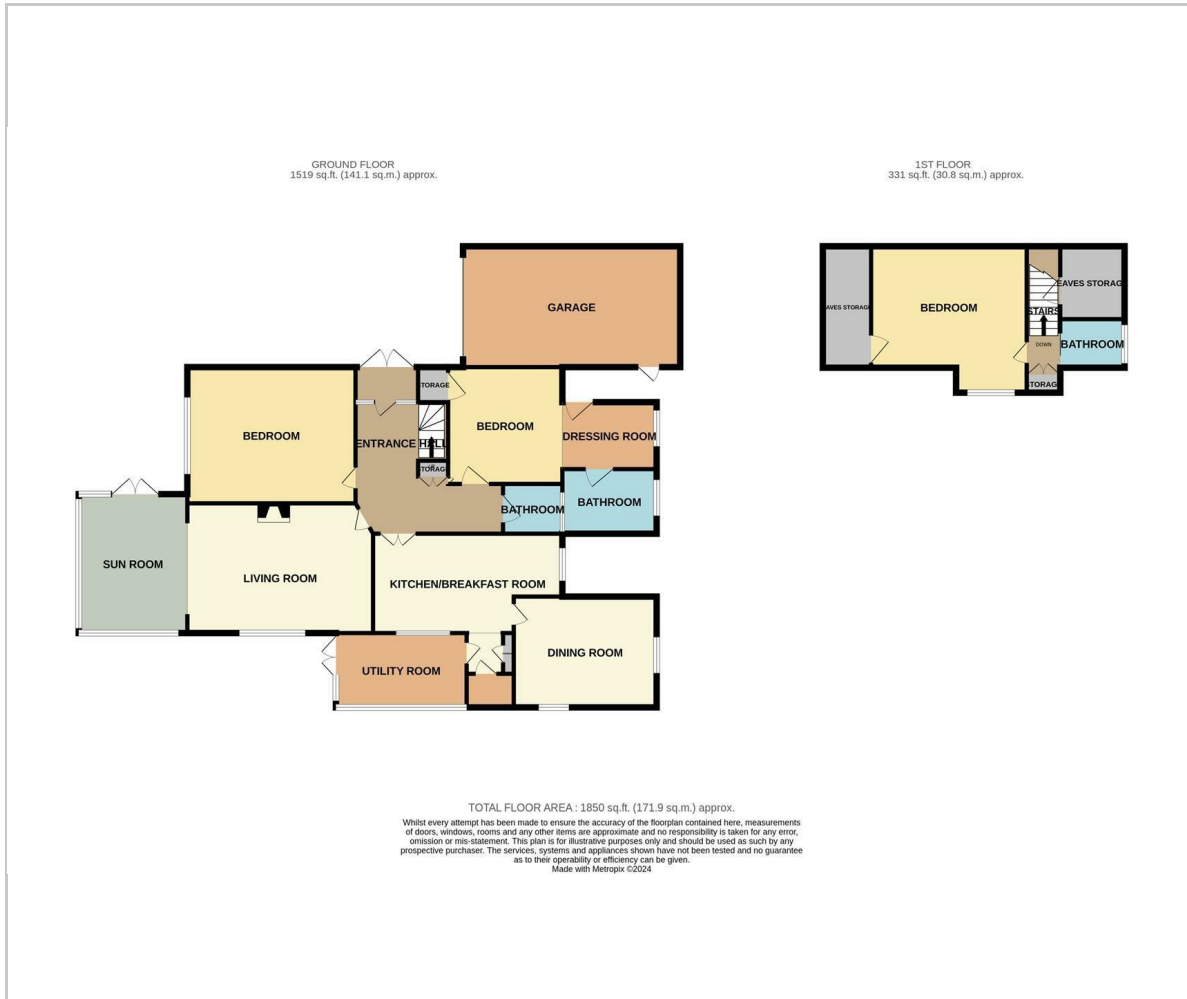
Garage
19'8 x 10'9 (5.99m x 3.28m)

Cottage style rear garden

Summer house



Floor Plan

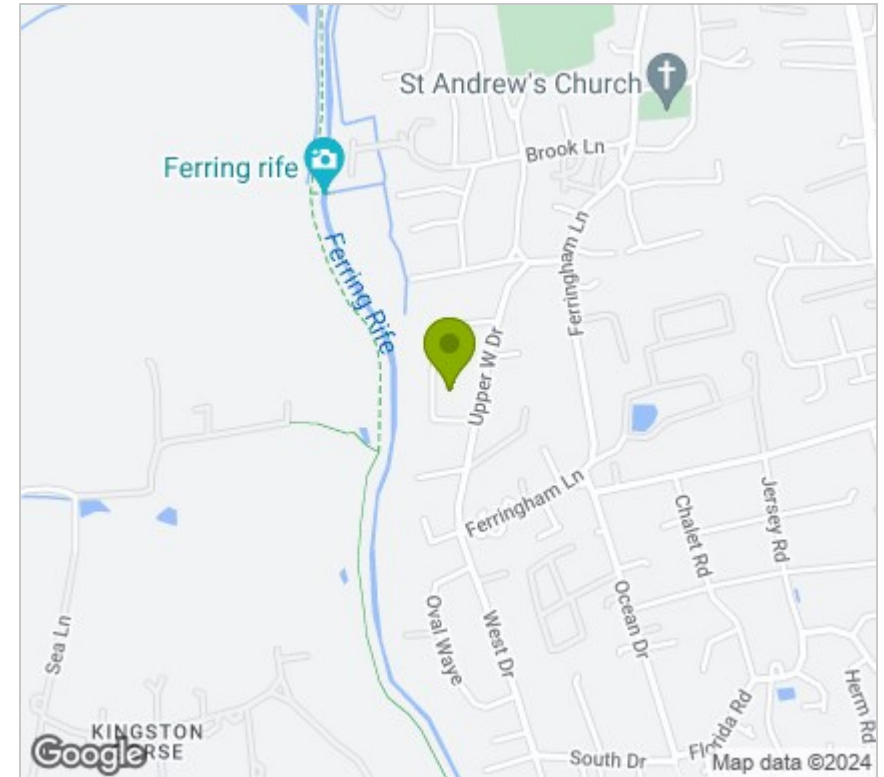


Viewing

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

