



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

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



8 Green Park

Ferring, Worthing, BN12 6QX

Guide price £475,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to offer for sale this attractive DETACHED bungalow situated on a generous plot within a short stroll of Ferring Village. CHAIN FREE.

The accommodation comprises inner hallway through the entrance hall, large bay fronted living room with PATIO SLIDING DOORS onto garden. There is a fitted kitchen with a range of base and eye level units and door to conservatory, currently used as a dining room.

The bungalow offers THREE bedrooms, two of which are good size DOUBLES with bay windows looking out on the secluded front garden. There is a shower room and additional w/c in one bedroom.

Externally to the front is a large PAVED driveway offering off road parking for multiple vehicles with a lawned garden with mature shrubs. To the rear is a particular feature being of SOUTHERLY ASPECT. The garden is mainly laid to lawn with a patio seating area, green house and pond. There is rear access into the garage via a glazed door.

The property would benefit from modernisation but does offer a huge amount of potential to update the internal layout and extend into the loft (subject to the necessary planning constraints).

Further benefits include, gas fired central heating, double glazing and is offered for sale with NO FORWARD CHAIN.

Situated in Green Park, local shops can be found nearby in Ferring village which cater for everyday needs. Asda supermarket is also close by. Buses serve the area, and the nearest mainline railway station is Goring-by-Sea giving great access to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 3-4 mile distance.

Enclosed Porch
Entrance Hallway





Lounge With Sliding Doors
22" x 12" (6.71m x 3.66m)

Fitted Kitchen
11" x 9" (3.35m x 2.74m)

Bedroom One
13'4 x 9'2 (4.06m x 2.79m)

Bedroom Two
11" x 11" (3.35m x 3.35m)

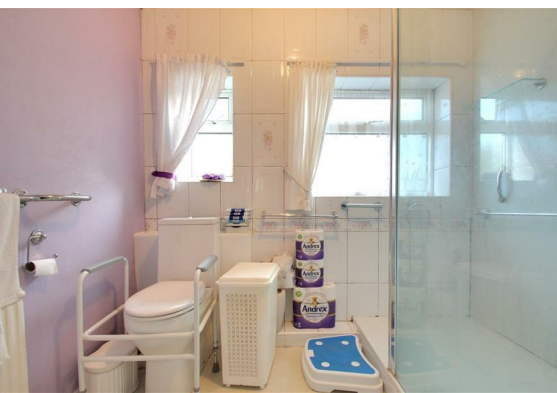
Bedroom Three
11" x 7'9 (3.35m x 2.36m)

Shower Room

Additional W/C

Conservatory
16 x 7'10 (4.88m x 2.39m)

Garage



Floor Plan

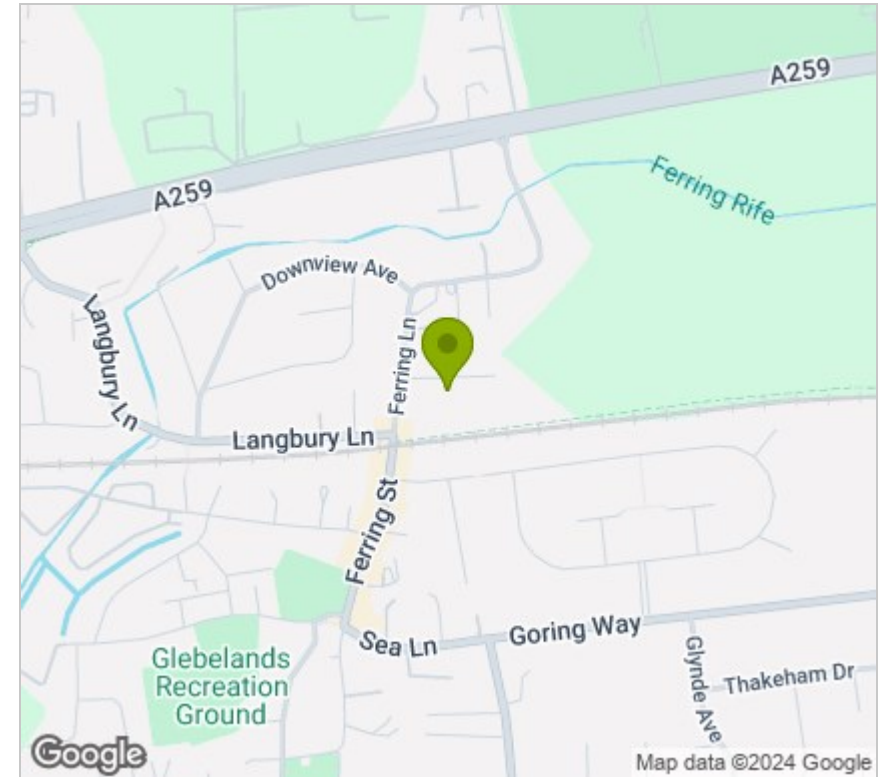


Viewing

Please contact our Worthing 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

