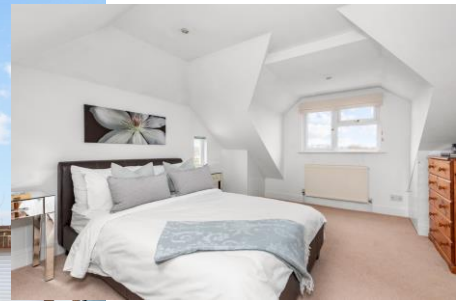


It's all in the details...



4 Glynde Close

Ferring, Ferring, West Sussex, BN12 5BJ

£750,000

- Detached Chalet Bungalow
- Cul de Sac Location
- Large Gardens
- Detached Garage
- Stylish Contemporary Interior
- Double Aspect Living Room with Bay Windows and Wood Burner
- Double Aspect Kitchen/Dining Room
- Conservatory
- Separate Utility Room
- Two First Floor Double Bedrooms and Family Bathroom

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Step Inside

Combining the charm of leaded windows with the white walls and soft neutral tones of a pared-back interior design scheme, this impeccably styled detached chalet bungalow is a fantastic family residence with ample versatility for multi-generational living and working from home.

Tucked back from a small cul de sac behind the focal point olive tree of a tastefully landscaped frontage, impressive dimensions flow from a spacious entrance hall that currently accommodates a large home office/study area. Plush carpeting extends into an inviting double aspect living room where leaded bay windows allow natural light to filter in and a wood burner gives a homely feel. Across the entrance hall an exceptional kitchen/dining room stretches out over an impressive 26'5ft into further bay windows and has the added benefit of a separate utility area. Modern Shaker cabinets and grey countertops house eye-level integrated tower ovens, an induction hob and additional freestanding appliances, and wide windows allow the garden to add an attractive backdrop. Enhancing the sense of space further still, double doors in the excellent dining area lead into a superior conservatory where French doors make it easy to step outside and relax in the garden.

With a wealth of floor to ceiling fitted cupboards and drawers, a notable ground floor double bedroom combines with a stylish shower room to give plenty of options to multi-generational households. Currently used as the main bedroom, it allows visiting friends and family to have their own bedrooms and bathroom on a separate floor. A large under-stairs cupboard provides extra storage.

Upstairs the discerning levels of presentation feature throughout each of the additional two double bedrooms with ample storage of their own within fitted cupboards and the eaves. With picturesque vistas stretching over High Salvington to the Downs, both have high skylights that allow the lovely flow of natural light to continue. Together they share a superb family bathroom with a wood panelled bath and crisp white tiling that has pretty cornflower patterning. It's good to note that each floor of this outstanding family residence has recessed hallway cupboards.

Step Outside

Hidden peacefully away to the rear of a small cul de sac adjoining Midhurst Drive this detached chalet bungalow sits moments away from the greenery of Fernhurst Recreation Park and backs onto the playing fields of a highly regarded primary school.

To the front, beautiful landscaping gives an exemplary first impression with its mature olive tree and a private driveway leading to a detached double garage. The French doors of the conservatory at the rear open onto tiered paving that has ample space for al fresco entertaining. Bordered by mature shrubs that lend a great degree of privacy and greenery, a large established lawn supplies plenty of opportunity for children to play. Giving a wonderful sense of openness, it looks out over the neighbouring primary school fields. Adding to the idyllic setting, a wide gravel path to the side curves down to a charming timber shed painted in heritage grey with windows to either side of its door.

In your local area

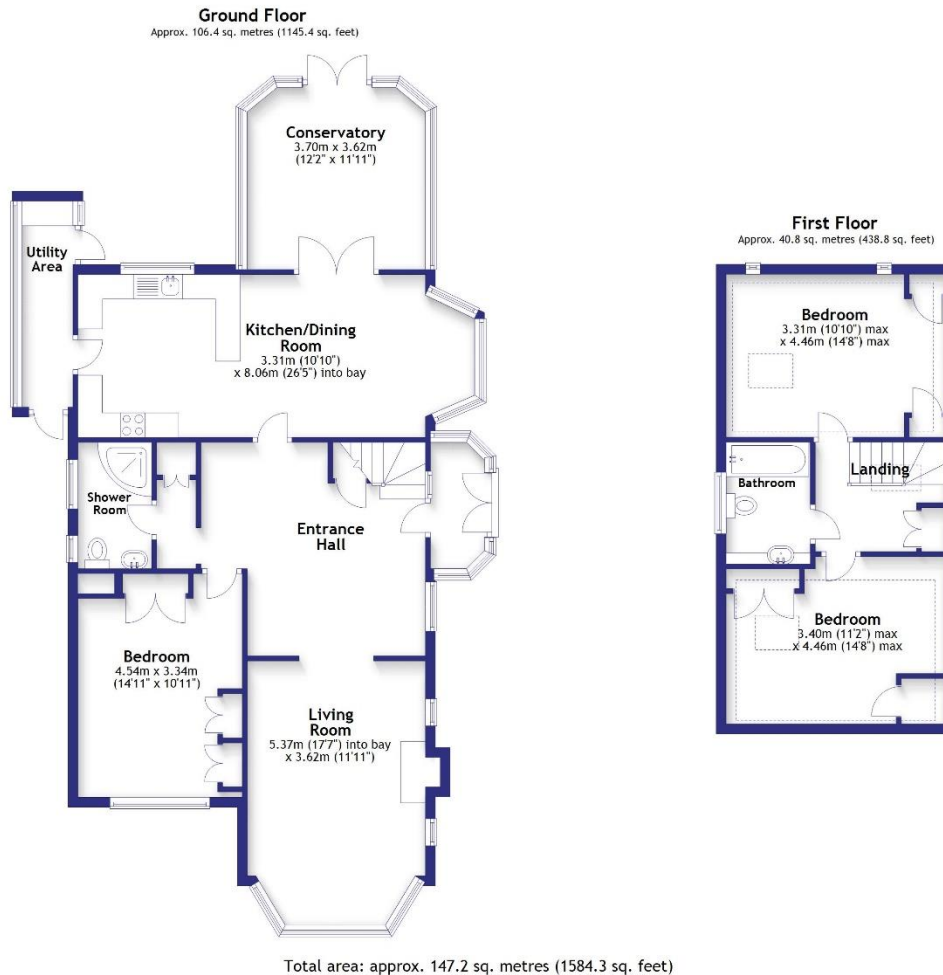
Located just across the way from the open spaces of Fernhurst Recreation Park, this family residence is less than a mile from the beaches and Greensward of Ferring and Goring-by-Sea. Offering easy access to the amenities of Ferring Street it is perfectly placed for a wide variety of shops, cafes, restaurants and a library, as well as local churches, the beach, the cricket ground on Little Twitten, the village green, parks and open spaces.

Ferring offers a wide selection of clubs and societies to suit all tastes, most of which are held in The Glebelands Community Centre, The Village Hall and St. Andrew's Church Hall. It has a weekly indoor market selling homemade produce and crafts, a summer fair, tree dressing and the popular switching on of the village lights at Christmas, with street food and entertainment.

The A259 and coast road both offer routes to the centre of Worthing where there is plenty of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.

Local schools include Ferring Pre-School, Ferring C of E Primary School and St. Oscar Romero Catholic School. The coast road connects directly to Portslade, Hove and Brighton, while the A27 supplies convenient commuter routes. Accessed via pretty twittens, Goring-by-Sea mainline station is approximately 0.5 miles with regular commuter services and regular bus services are merely a short walk from your door.



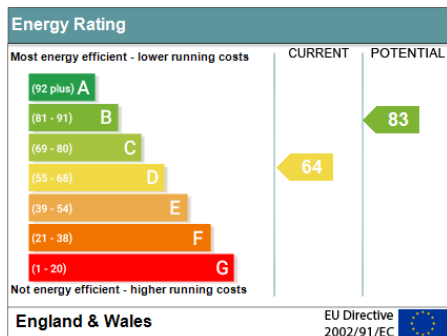


Additional Information

Tenure: Freehold

Council Tax: Arun District Council Band E

Address: 4 Glynde Close, Ferring, WORTHING, BN12 5BJ
RRN: 8434-9522-9300-0648-5226



Why We Have Loved Living Here:

"We have lived in our current home for twelve years and have been extremely happy here. If it wasn't to live close to our daughters and grandchildren, we certainly wouldn't be moving now.

The ground floor of our home offers plenty of reception space and there's always a sunny place to sit and relax, be it in the lovely bay window at the front of the property or in the conservatory at the back, overlooking the garden. Whether it's an alfresco breakfast, lunch or an evening sunowner, both the conservatory and garden benefit from all day and evening sunshine.

The kitchen has high-and-low level cupboards, including several deep drawers and a really useful corner carousel. We particularly love the eye-level cooker and grill and the induction hob, which is so easy to use and keep clean.

Glynde Close is a beautiful and peaceful place to live. You only have to open a window to hear birdsong.

What is impossible to put on paper is the warm welcome and friendship of the village people and this was particularly evident during the recent pandemic, when folk really looked out for each other.

To summarise, we love our home, our neighbourhood and our community and we hope the new owners will be as happy here as we have been."

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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