

*It's all in the details...*



## 35 Glenbarrie Way Ferring, West Sussex, BN12 6PY

£469,995

- Chain Free
- Contemporary semi-detached house
- 3 double bedrooms
- 2 bath/shower rooms
- Impeccably styled interior
- Rarely available cul de sac to the north of the village
- Enclosed south facing garden and off-road parking
- Superb lounge/dining room with French doors to the patio
- Excellent kitchen/breakfast room with integrated appliances
- Easy access to village amenities, the beach, A259, bus routes and mainline station

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Chain free contemporary semi-detached house in a rarely available prized Ferring cul de sac. Impeccable modern interior, south facing garden and ample private off-road parking.

### **Step Inside**

Chain free and ready for you to simply move in and unpack without the cost or fuss of needing to decorate or refurbish, this exceptional semi-detached house is a fantastic family property. Sitting back from the cul de sac road behind a brick paved driveway and an easy to maintain lawn with a focal point tree, it offers an impressive modern lifestyle.

With soft neutral colours featuring throughout, an exemplary layout stems from an excellent hallway that has handy recessed storage. Superbly sized and filled with light, a tremendous lounge/dining room is equally suited for everyday life or evenings spent entertaining friends. Its dimensions provide ample room for delineated seating and dining spaces, while French doors allow a secluded south-facing patio to become an easy flowing extension of the house. Along the hallway a generously proportioned kitchen/breakfast room is fully fitted with contemporary gloss cabinets and a selection of integrated appliances. Its tastefully chosen countertops complement the flooring and there's additional space for a freestanding fridge freezer.

Upstairs the consistent levels of presentation continue in each of the three notable double bedrooms all of which have feature dormer windows. Producing plenty of chance to have a home office if needed, each one combines to give a wonderful measure of flexible family accommodation. Together they share an admirably sized stylish modern bathroom and a matching ground floor shower room that give a final example of the attention to detail that flows throughout this first class Ferring property.

### **Step outside**

The French doors of the lounge/dining room make it easy for daily life to filter out onto the secluded patio of an enclosed south-facing garden. Ideally sized for al fresco dining with family and friends it wraps-around to a secure side gate that gives convenient access to the driveway. High fencing supplies an admirable degree of privacy and an established lawn is bordered by a lovely selection of mature trees and shrubs.

At the front of the property the landscaped driveway provides private off-road parking for approximately three vehicles while the well-tended lawn with its central tree lends an inviting first impression.

### **In Your Local Area**

Glenbarrie Way is located to the north of the village approximately half a mile from the popular independent shops, cafes and restaurants that sit across from the village green close to a doctor's surgery, dentist and library. The nearby A259 provides easy access to Highdown Gardens, the centre of Worthing, an Asda superstore and the A27, while Sea Lane extends directly down from the village to the beach. A main bus route has stops within 0.2 miles and Goring-by-Sea mainline station is merely 1.5miles.

Local schools include Little Fledglings Nursery, Ferring C of E Primary School and East Preston Junior School.

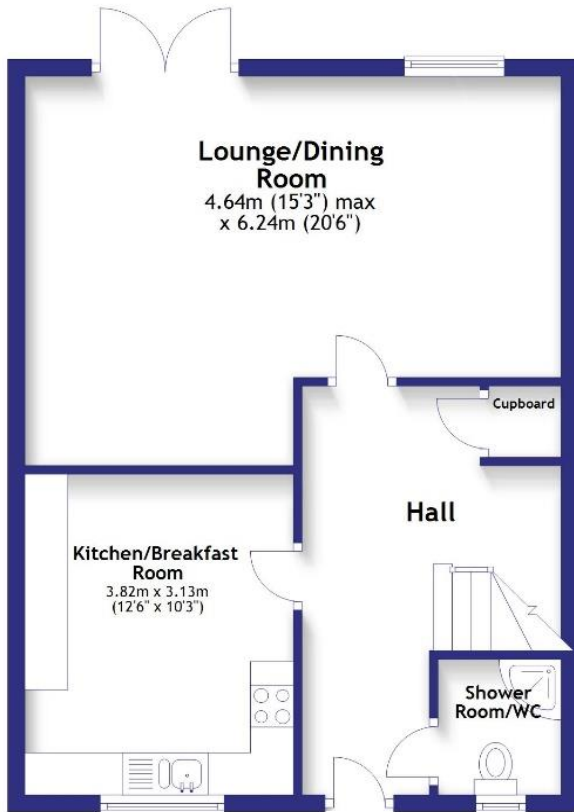






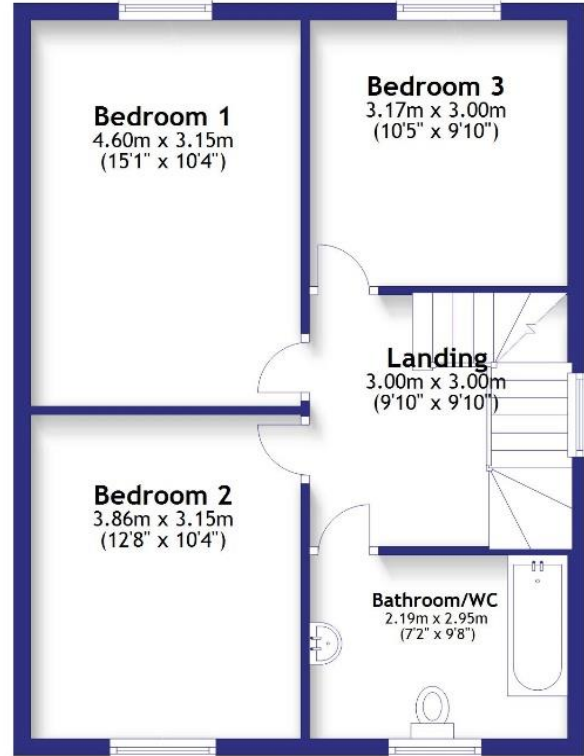
### Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



### First Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



Total area: approx. 106.8 sq. metres (1149.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Additional Information

**Tenure:** Freehold

**Council Tax:** Arun District Council Band C

**Road Maintenance:** £140 per annum

#### 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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