

It's all in the details...



2a Rife Way

Ferring, West Sussex, BN12 5JU

Guide Price £600,000

- Chain free
- Detached modern house
- Spacious 2 storey layout
- Part walled wrap-around gardens
- Detached garage with garden access
- 2 large double aspect reception rooms each with French doors to the gardens
- Impressive fully fitted kitchen/breakfast room
- Ground floor main bedroom with en suite bath/shower room
- Two additional large double bedrooms and shower room
- In the heart of the Ferring village

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

Step Inside

Sitting in a prized corner plot this detached residence is perfectly placed for village life, being only a short level stroll from the village green and a choice of popular local amenities. Chain free and excellently presented, its free flowing layout offers a surprising amount of space.

An enclosed gabled entrance porch instantly gives an inviting feel and a noted amount of privacy to the accommodation. Inside, soft neutral decor and engineered wood floors generate an impressive backdrop to a series of hugely versatile rooms. Double aspect and opening onto a secluded patio, a superbly large lounge has the focal point of an elegant fireplace. Its substantial dimensions provide a wealth of space for both seating and study/play areas and the French doors fill the space with garden views.

Ideal for family life and entertaining, double doors connect this more than generous space to a double aspect dining room. It's here that further French doors make it easy to enjoy al fresco meals while a wide archway leads into an impeccable kitchen/breakfast room fully fitted with traditional white cabinets and modern grey countertops. Its extensive design houses an array of integrated and freestanding appliances. Blue tiled splashbacks add a pop of colour and a breakfast bar gives the perfect spot for a morning coffee.

Adding to the already spacious layout, a fantastic ground floor double bedroom looks out onto the garden and has an en suite with both a feature wood panelled bath and separate shower cubicle. A further separate WC completes the ground floor layout. The lovely flow of natural light and superb proportions continues upstairs where an enviably sized second double bedroom has handy hidden storage and a third double bedroom benefits from tastefully chosen fitted wardrobes. Together they share a shower room.

Step Outside

Wrapping around the house, the gardens provide a choice of spots to relax and unwind on considerable patios. Established lawns are bordered by beds of mature flowering shrubs and budding gardeners will appreciate the inclusion of a modern greenhouse. High walls lend a significant degree of privacy and a detached garage to the rear has its own direct access to the gardens.

In your local area

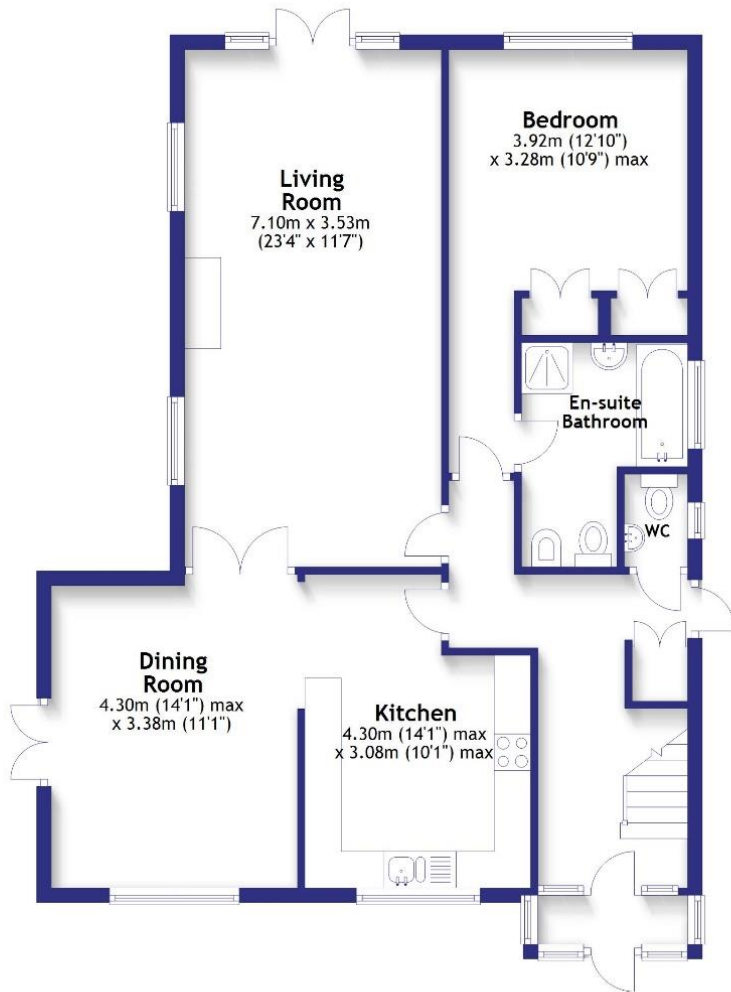
Conveniently located in the heart of Ferring village, the location of this detached home means that you're only moments from Ferring Street's popular tapas bar, art gallery and highly regarded selection of shops and cafes. Ferring Green and Glebelands Recreation Ground are equally close at hand and there is easy access down to the beach and onto the A259. Nearby Goring-by Sea has a further choice of amenities and the high street shops and restaurants of central Worthing can be reached by either the A259 or coast road.

Goring-by-Sea mainline train station is less than a mile by foot and local schools include Ferring C of E Primary School and St Oscar Romero Catholic Secondary School.



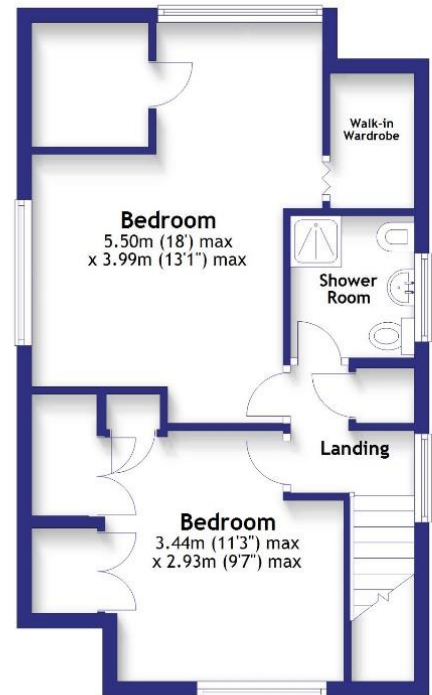
Ground Floor

Approx. 89.4 sq. metres (962.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 133.9 sq. metres (1440.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Freehold

Council Tax: Arun District Council Band E

Flood Risk: Surface Water - Very Low

Rivers & Sea – Very Low

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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