



JAMES & JAMES
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3 Kilham Way

, Ferring, BN12 6FJ

Guide price £485,000

Freehold Council Tax Band E



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James & James Estate Agents are delighted to bring to the market this four bedroom detached family home in a favoured small development in Ferring.

In brief the accommodation comprises spacious entrance hall with ground floor cloakroom, lounge, under stairs storage cupboard, large kitchen/diner, utility room, four bedrooms with the master having an en-suite and a modern fitted family bathroom. There is ample off road parking and a larger than average garage.

The rear garden is a particular feature of the property being laid to paving with artificial lawn. Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size of this family home.

Situated in Kilham Way, the property is ideally located for local shops at Asda which cater for every day needs. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities and buses also serve the area.

Entrance hall
19'6 x 6'1 (5.94m x 1.85m)

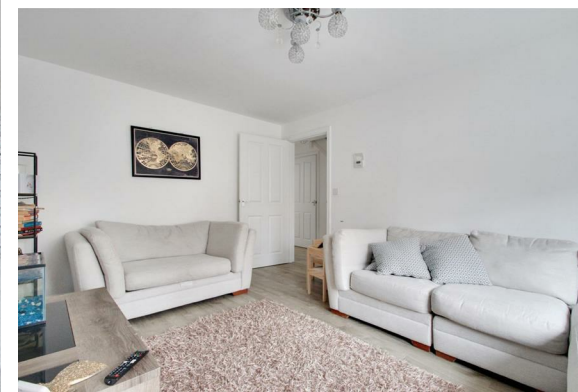
Lounge
14'9 x 10'7 (4.50m x 3.23m)

Ground floor W.C.

Kitchen/dining room
17'3 x 10'9 (5.26m x 3.28m)

First floor landing

Bedroom one
12'4 x 10'1 (3.76m x 3.07m)





En-suite shower room

Bedroom two
10'8 x 10'0 (3.25m x 3.05m)

Bedroom three
6'8 x 10'9 (2.03m x 3.28m)

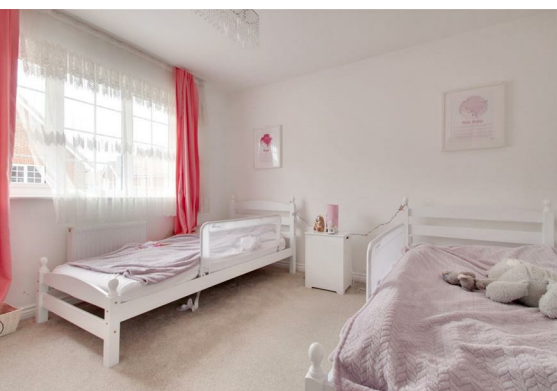
Bedroom four
6'7 x 6'11 (2.01m x 2.11m)

Family bathroom
5'10 x 6'6 (1.78m x 1.98m)

Off road parking

Large garage
19'4 x 9'6 (5.89m x 2.90m)

Rear garden



Floor Plan



Viewing

Please contact our James & James Lettings 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

