



**JAMES & JAMES**  
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5 Telgarth Road

Ferring, Worthing, BN12 5PX

Offers over £700,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious detached bungalow boasting three bedrooms and two bathrooms situated in one of Ferring's most premier roads.

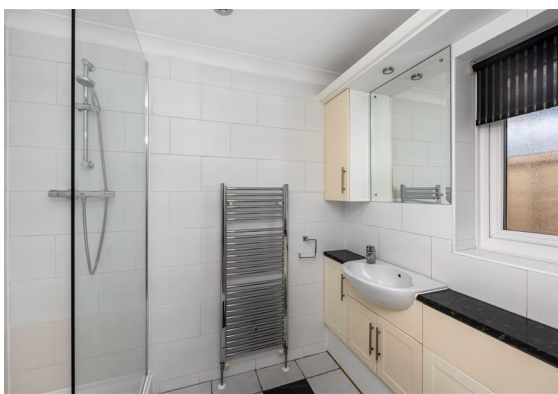
The accommodation in brief comprises; Spacious entrance hall with storage cupboards and W.C, lounge/diner with UPVC double glazed conservatory boasting a pleasing outlook over the rear garden with two pairs of French doors. There is a luxury, modern, fully fitted kitchen/breakfast room with stone work surface. Bedrooms one and two boast en-suite facilities and the third bedroom is also a very good size.

Externally, there is ample off road parking and both front and rear gardens have been landscaped and well kept to exacting standards.

There is a 20' garage with utility room at rear. Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated in Telgarth Road, the property is a pleasant stroll from the beach and Bluebird cafe, and is also close to Ferring village shops with the recently opened Little Tipple micro bar, the Shapla curry house, and newsagents which cater for everyday needs. The Compass bus serves the area. The nearest mainline railway station is Goring-by-Sea giving access to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

Composite front door





Spacious entrance hall  
16'2 x 8'8 (4.93m x 2.64m)

Lounge/diner  
23'4 x 13'4 (7.11m x 4.06m)

UPVC double glazed conservatory  
14'7 x 9'6 (4.45m x 2.90m)

Luxury modern fitted  
kitchen/breakfast room  
10'6 x 9'8 (3.20m x 2.95m )

Bedroom one with en-suite  
16'0 x 12'10 (4.88m x 3.91m)

Bedroom two with en-suite  
12'10 x 11'8 (3.91m x 3.56m )

Bedroom three  
12'10 x 8'10 (3.91m x 2.69m)

Separate W.C.

Two large storage cupboards

Garage  
19'8" x 10'2" (6.0 x 3.1)

Utility room  
10'8 x 7'10 (3.25m x 2.39m)

Ample off road parking

Landscaped rear garden

## Floor Plan

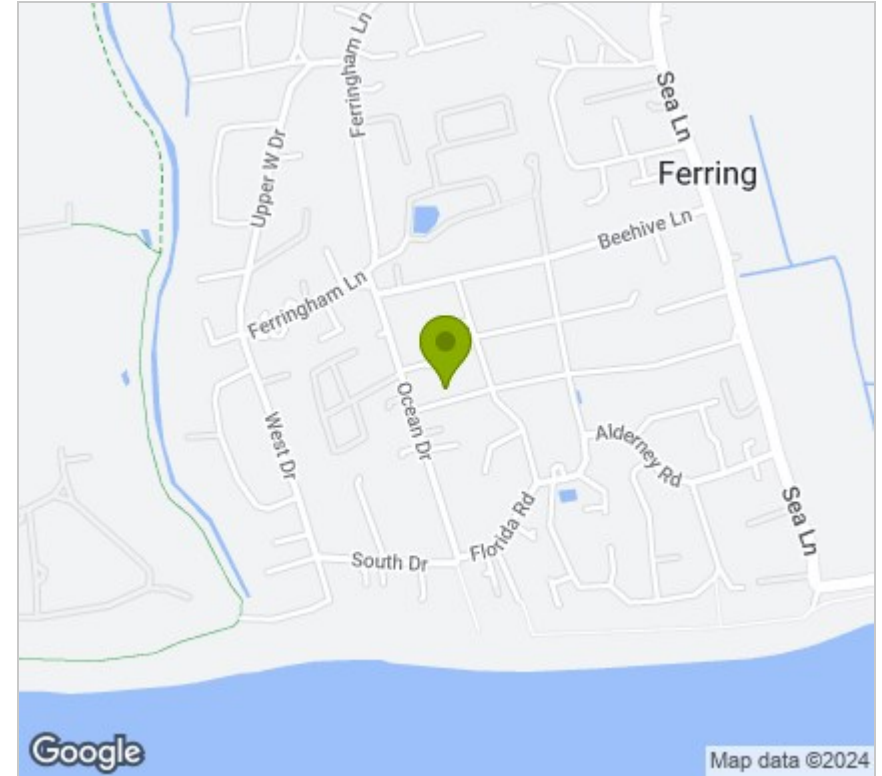


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

