



31 Ocean Drive

Ferring, Worthing, BN12 5QP

Guide price £600,000

Freehold Council Tax Band E



Built in the late 1920's and offering an art deco vibe, James & James Estate Agents are delighted to bring to the market this superb, character filled, detached bungalow.

In brief the accommodation comprises front door into spacious entrance/dining hall, a feature West facing enclosed veranda, double aspect lounge with exposed beams and exposed focal fireplace, two double bedrooms, modern fitted shower room and separate W.C, with a feature double aspect kitchen/diner.

The bungalow sits on it's own grounds with gardens to all four sides, with the West elevation affording most of the natural sunlight to the front elevation, and the North elevation providing off road parking leading to a detached garage with a personal door back into the rear garden.

Other benefits include double glazing, gas central heating, and in our opinion internal viewing is considered essential to appreciate the overall size and character of this beautiful detached bungalow.

Situated in the heart of South Ferring village, local shops can be found nearby in Ferringham Lane which cater for everyday needs. The beach is just a short stroll away along with the famous Bluebird café, and the Compass bus stops outside. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bards and restaurants is approximately three miles distance, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.







Front door into spacious entrance hall  
13'2 x 10'11 (4.01m x 3.33m)

Door onto West facing enclosed veranda

Double aspect feature lounge  
13'9 x 14'7 (4.19m x 4.45m)

Double aspect kitchen/diner  
17'1 x 10'6 (5.21m x 3.20m)

Double aspect bedroom one  
14'7 x 12'7 (4.45m x 3.84m)

Bedroom two  
10'2 x 9'7 (3.10m x 2.92m)

Modern fitted shower room  
7'11 x 4'11 (2.41m x 1.50m)

Separate W.C.

Set on a corner plot with gardens to four sides

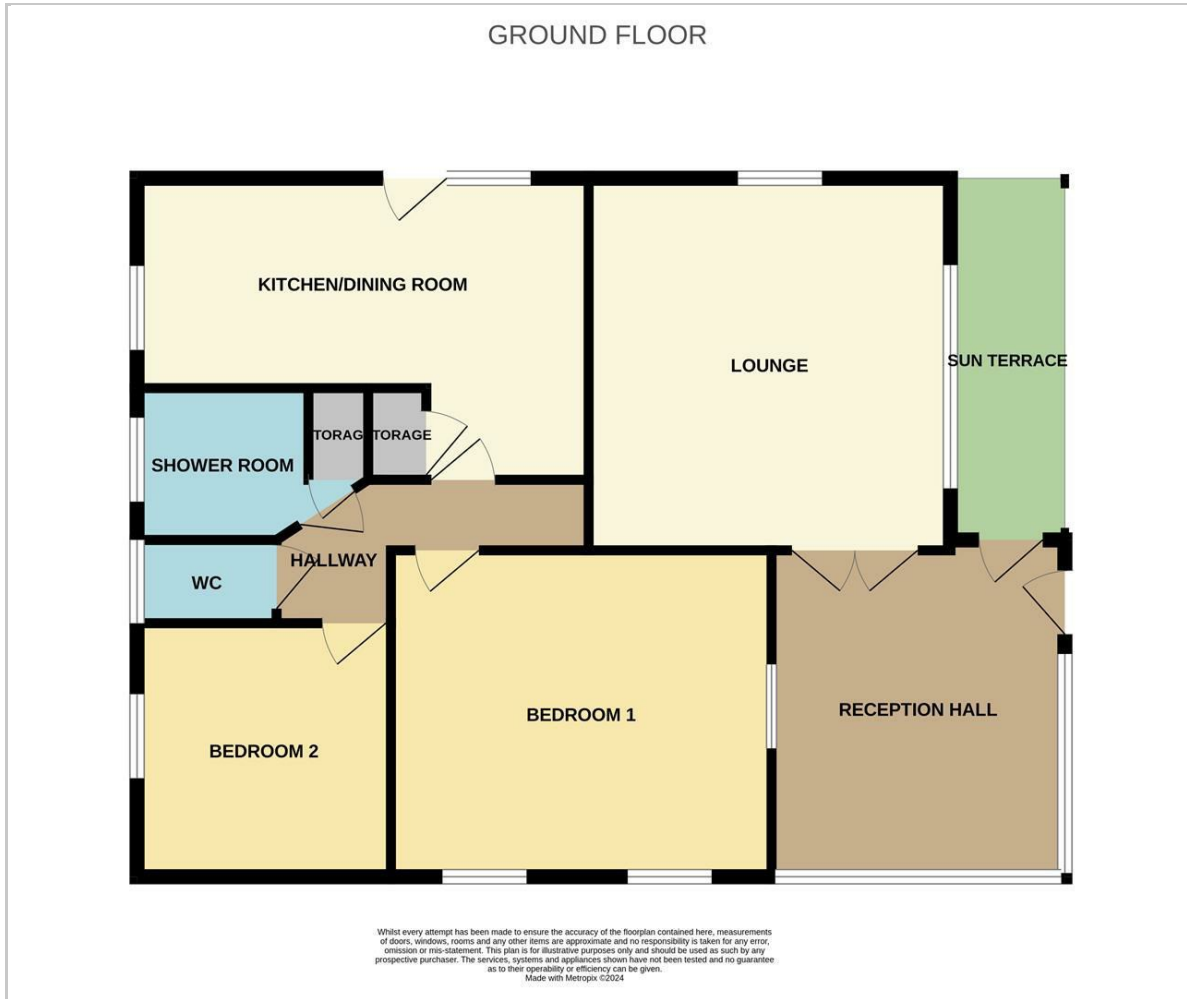
Detached garage  
17'5 x 8'10 (5.31m x 2.69m)

Off road parking spaces





## Floor Plan

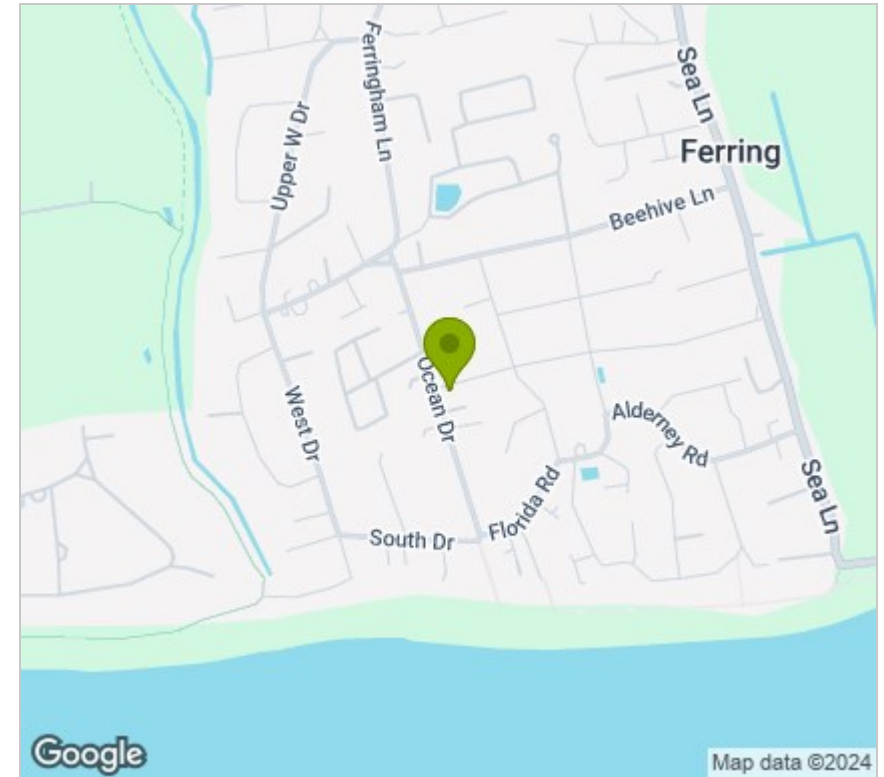


## Viewing

Please contact our Ferring 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

