



55 Midhurst Drive

, Ferring, BN12 5BQ

Guide price £685,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this exceptional, well improved, and extended three bedroom, detached chalet style bungalow in one of Worthing's most premier roads enjoying pleasing views from the South facing rear garden.

In brief the accommodation comprises double glazed front door and casement window into spacious entrance hall, feature bay fronted lounge with log burning stove, luxury fitted kitchen/dining room with high gloss units, UPVC double glazed conservatory, ground floor master bedroom with dressing room, additional double bedroom, luxury fitted bath & shower room.

To the first floor there is a spacious landing currently arranged as a study area, and a third bedroom with a luxury en-suite shower.

Externally the front garden is laid to brick block paving providing off road parking for several vehicles, which in turn leads to the garage with up & over door, with the rear section being arranged as a utility room.

The South facing rear garden is a particular feature of the property predominantly being laid to lawn with a profusion of tree and shrub lined borders, brick block paving patio, a summer house and pleasing views across the Ilex, the Greensward, and out to sea.

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 stunning home.

Situated in Midhurst Drive, local shops can be found nearby in both Ferring village and Aldsworth Parade. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities. Buses also serve the area.

**Spacious entrance hall**  
16'1 x 6'9 (4.90m x 2.06m)

**Bay fronted living room**  
20'3 x 11'11 (6.17m x 3.63m)

**Luxury high gloss kitchen/diner**  
20'7 x 12'4 (6.27m x 3.76m)

**Larder cupboard**





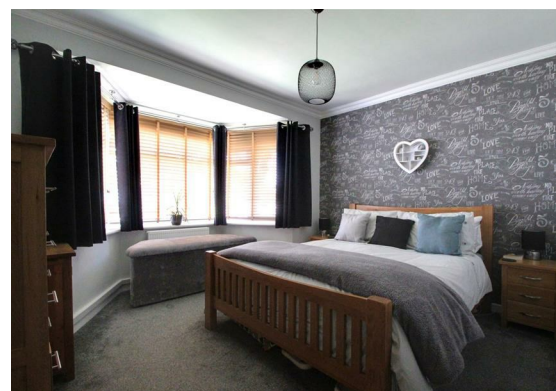


UPVC double glazed conservatory  
11'8 x 9'4 (3.56m x 2.84m)

Ground floor bedroom one  
13'3 x 11'11 (4.04m x 3.63m)

Walk in wardrobe  
9'0 x 4'2 (2.74m x 1.27m)

Ground floor bedroom two  
12'1 x 11'0 (3.68m x 3.35m)



Modern refitted bath & shower room  
8'10 x 8'9 (2.69m x 2.67m)

Stairs to first floor landing  
10'9 x 8'0 (3.28m x 2.44m)

First floor bedroom three  
11'9 x 12'11 narrowing to 7'5 (3.58m x 3.94m narrowing to 2.26m)

Luxury en-suite shower room  
5'4 x 5'10 (1.63m x 1.78m)

Front garden

Ample off road parking

Garage  
11'11 x 8'0 (3.63m x 2.44m)

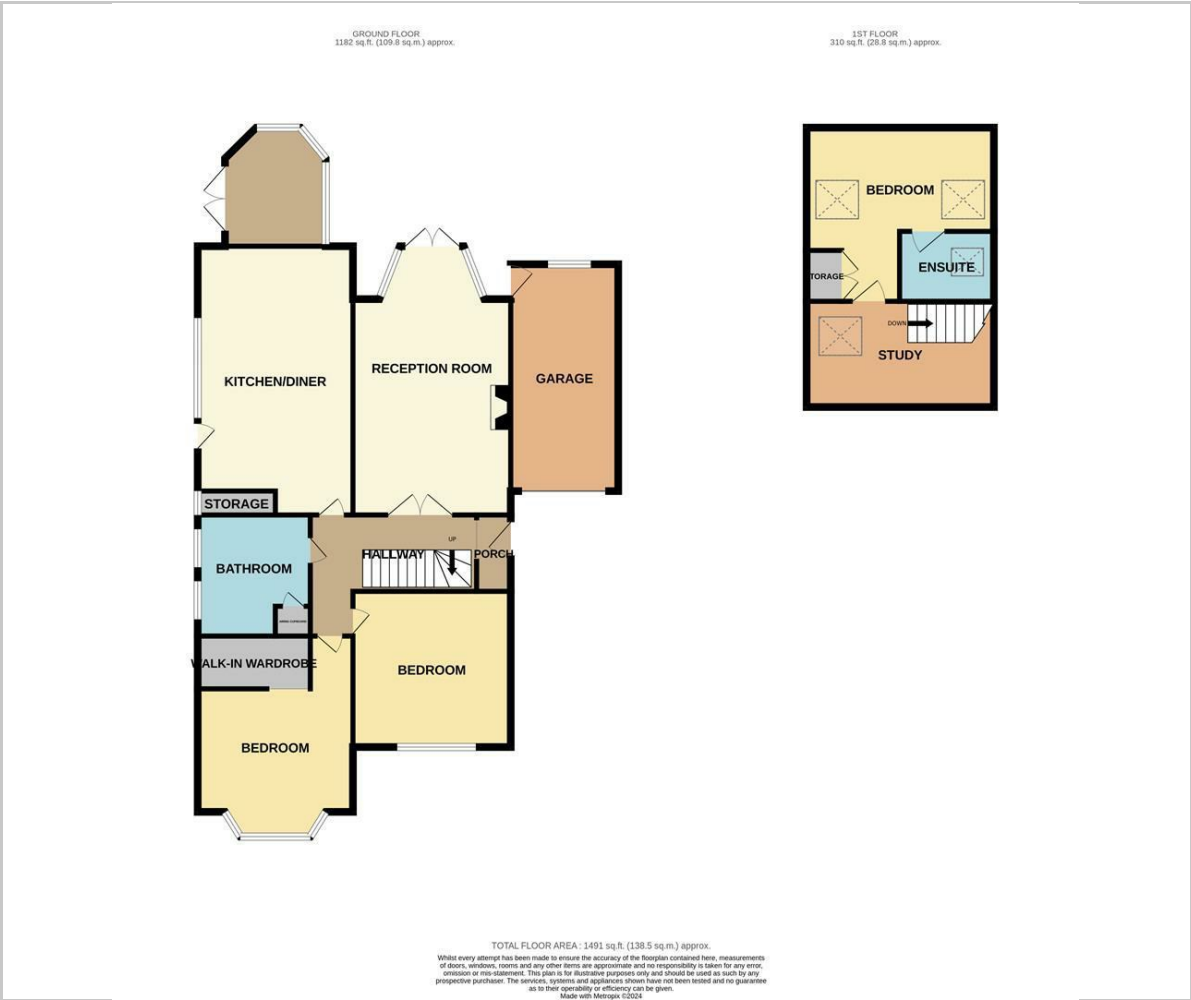
Rear section of garage/utility room  
8'1 x 6'11 (2.46m x 2.11m)

Feature South facing rear garden

Views over the Greensward and  
towards the sea



Floor Plan



Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

