



52 Beehive Lane

Ferring, Worthing, BN12 5NR

Offers over £850,000

Freehold Council Tax Band F

James & James Estate Agents are delighted to bring to the market this superbly presented and beautifully cared for detached bungalow situated in favoured South Ferring.

In brief the accommodation comprises spacious double aspect entrance porch into entrance hall with access to large loft space and storage cupboards. There is a beautiful double aspect lounge/diner with concertina bi-fold doors on to the landscaped rear garden which in turn opens up to the dining room with door onto the luxury fitted kitchen boasting a range of integrated appliance and a door to the utility room.

There are two double bedrooms with the master bedroom boasting a range of fitted wardrobes and a luxury en-suite bathroom with claw footed bath and contemporary fixings. The second bedroom also has fitted wardrobes and there is a luxury fitted family shower room. Bedroom three is an ideal study with an en-suite W.C.

Externally the front garden is arranged predominantly to brick block paving providing an in/out driveway which leads to the garage with electric, remote up & over door.

The South facing rear garden is a particular feature of the property with a profusion of tree and shrub lined borders, patio, side access and additional storage. Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

Situated in Beehive Lane, local shops can be found nearby in favoured South Ferring along with the Shapla curry house, and the recently opened Little Tipple micro bar. The beach is also just a short distance away.

Spacious entrance porch
7'5 x 5'1 (2.26m x 1.55m)

Spacious entrance hall
12'7 x 14'7 (3.84m x 4.45m)





Feature bay fronted double
aspect lounge
19'9 x 21'0 (6.02m x 6.40m)

Dining room
18'4 x 12'7 (5.59m x 3.84m)

Luxury fitted kitchen/breakfast
room
9'10 x 12'6 (3.00m x 3.81m)



Utility room
12'5 x 6'9 (3.78m x 2.06m)

Bedroom one
15'4 x 11'2 (4.67m x 3.40m)

Luxury en-suite bathroom
9'3 x 8'7 (2.82m x 2.62m)

Bedroom two
13'4 x 10'9 (4.06m x 3.28m)



Bedroom three
8'3 x 9'3 (2.51m x 2.82m)

En-suite W.C.

Luxury fitted family shower room
7'8 x 7'8 (2.34m x 2.34m)

In/out driveway

Landscaped gardens

Garage with remote electric up &
over door
18'6 x 10'3 (5.64m x 3.12m)



Floor Plan



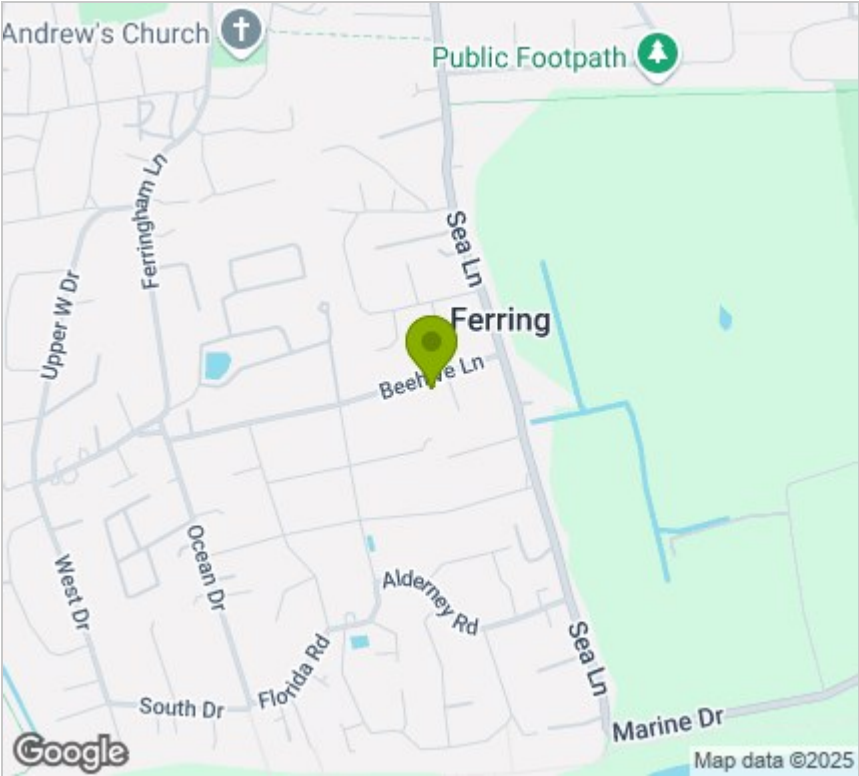
Viewing

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

