



24 Ferringham Lane, Ferring, BN12 5LU

Guide price £800,000



# 24 Ferringham Lane

, Ferring, BN12 5LU

- No Onward Chain
- 3/4 Bedrooms
- En-Suite To Main Bedroom
- Gas Central Heating
- Garage With Electric Door
- Deceptively Spacious
- Family Bathroom
- Easy To Maintain Landscaped Rear Garden
- Double Glazing
- Desirable Location

A deceptively spacious 3/4 bedroom, two bathroom DETACHED bungalow situated in this highly sought after position of SOUTH FERRING, just a short stroll from the beach.

In brief the accommodation comprises a large entrance hall with double storage and airing cupboard, lounge with focal FIREPLACE and sliding doors onto the UPVC double glazed conservatory with glass roof, three DOUBLE bedrooms with the master bedroom boasting an en-suite shower, and there is a dining room which could be arranged as a fourth bedroom. There is a STUNNING colliers kitchen with STONE worksurfaces and a range of INTEGRATED appliances along with a fitted family bathroom.

Externally the property is enclosed. The rear garden has been landscaped to be arranged as an area of lawn and patios, while the front garden provides off road parking. There is also a detached garage with electric roller door and personal door giving side access.

Other benefits include gas central heating, double glazing and is being sold with NO ONWARD CHAIN. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated in Ferringham Lane, the property is just a short stroll from the shops at South Ferring along with the Little Tipple micro bar, Shapla curry restaurant, and Pinkertons newsagents which caters for everyday needs. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

Please contact the vendors sole agents to arrange a viewing.



Covered Storm Porch

Entrance Hall  
31'1 x 7'0 opening to 10'5 (9.47m x 2.13m opening to 3.18m)

Lounge 20'11 x 12'9 (6.38m x 3.89m)

UPVC Double Glazed Conservatory  
10'5 x 11'11 (3.18m x 3.63m)

Modern Kitchen/Breakfast Room  
19'0 x 9'0 (5.79m x 2.74m)

Bedroom One 18'0 x 12'9 (5.49m x 3.89m)

En-Suite Shower Room

Bedroom Two 14'5 x 12'9 (4.39m x 3.89m)

Bedroom Three 13'7 x 10'0 (4.14m x 3.05m)

Dining Room/Bedroom Four 14'9 x 9'9 (4.50m x 2.97m)

Family Bathroom

Off Road Parking

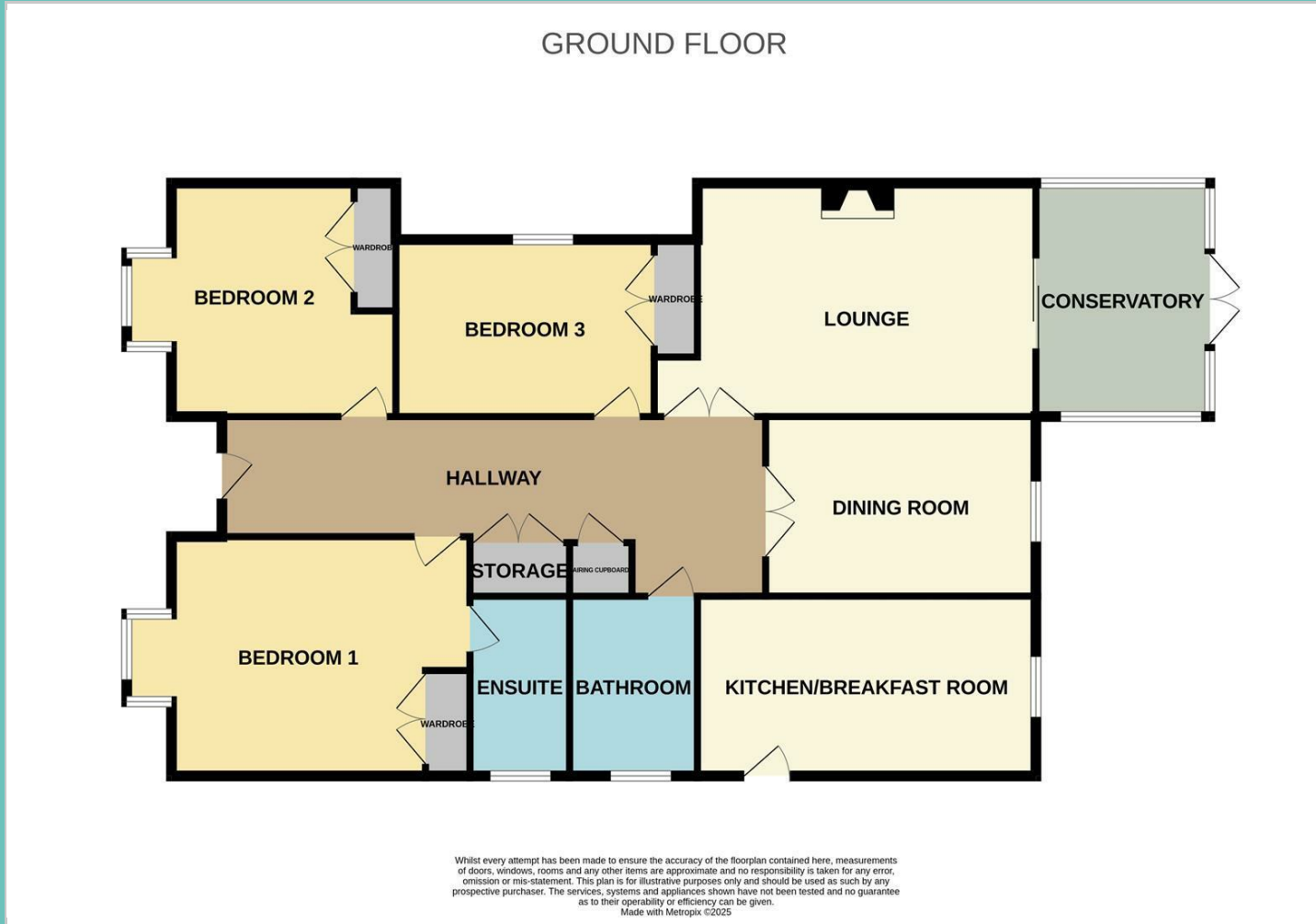
Garage with Electric Roller Door

Landscaped garden

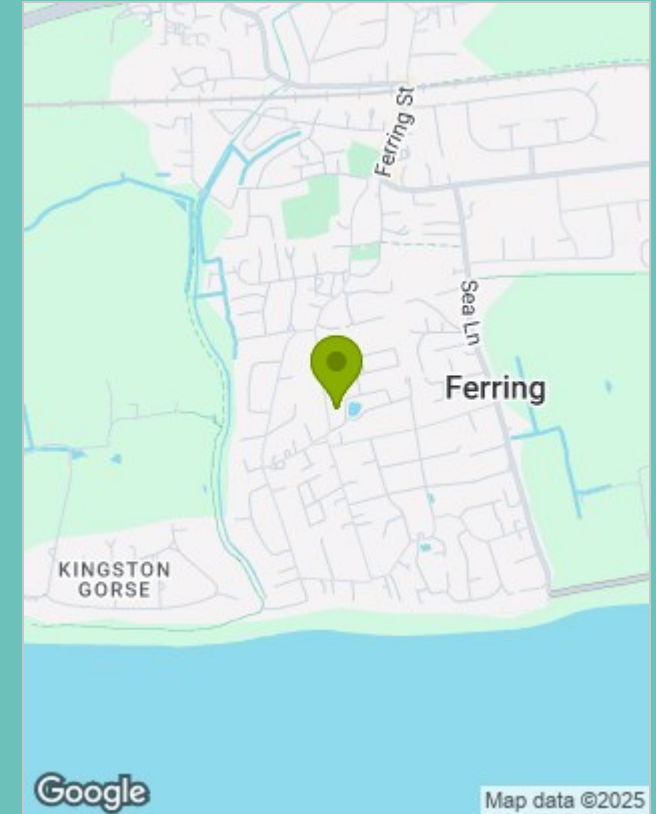




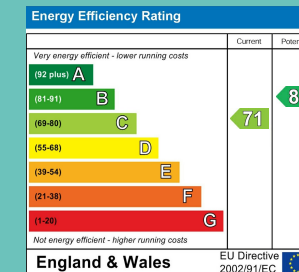
## Floor Plans



## Location Map



## Energy Performance Graph



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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