



1 Park Drive

, Ferring, BN12 5DX

Guide price £750,000

Freehold Council Tax Band E

This exceptionally versatile family home is set on a generous and secluded plot, featuring beautifully maintained gardens. The property is ideally located on the edge of Ferring Village, just a short stroll from shops and the seafront.

The accommodation comprises an entrance hall with a seating area, a spacious kitchen/diner that provides access to all other rooms, a utility room leading through to a study, and a door opening to the courtyard garden. There is a box bay-fronted living room, three ground floor bedrooms, a shower room, and an en-suite.

To the first floor, there are three additional double bedrooms, a family bathroom, and an en-suite shower room.

Externally, the property enjoys an attractive and private plot with driveway offering ample parking and leading to a double garage with power, lighting, and a personal door. A lawned garden, visible from several rooms, is accessed via a pathway leading to the front entrance.

The garden is a particular feature being lawn majority to lawn with patio seating area and enclosed by a profusion of beautifully kept hedges and plants. In addition there is a courtyard area to the rear, ideal for storing bins, drying washing and offers access into the double garage via a personal door.

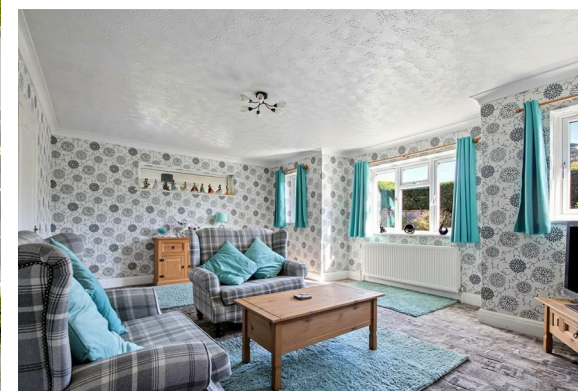
In our opinion internal viewing is considered essential to appreciate the overall size and versatility of this wonderful detached home.

Situated in Park Drive, local shopping facilities are nearby in Ferring village and the nearest railway station is Goring-by-Sea, which provides fantastic links to Brighton & Hove, London Victoria, Chichester, Southampton and beyond.

Entrance Hall With Seating Area

Large Kitchen/Diner
18'5 x 15'3 (5.61m x 4.65m)

Utility Room With Door To Courtyard
10'7 x 10'4 (3.23m x 3.15m)





Study
10'3 x 7'5 (3.12m x 2.26m)

Box Bay Fronted Living Room
18'9 x 15" (5.72m x 4.57m)

Family Shower Room

Inner Hallway

Bedroom/ Reception Room With
Door To Garden
13'2 x 10'6 (4.01m x 3.20m)

Bedroom With Storage Cupboard
15'2 x 7'2 (4.62m x 2.18m)

En-Suite Shower Room

Stairs To First Floor Landing

Bedroom With Fitted Wardrobes
15'8 x 15'5 (4.78m x 4.70m)

En-Suite Shower Room

Bedroom With Fitted Wardrobes
16'2 x 11" (4.93m x 3.35m)

Bedroom
13'4 x 10'1 (4.06m x 3.07m)

Beautifully Landscaped Gardens

Double Garage With Personal Door

Driveway For Multiple Vehicles



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

