



5 Grange Park

Ferring, Worthing, BN12 5LS

£1,250,000

Freehold Council Tax Band F

5 Grange Park is located in one of the most desirable cul-de-sacs in South Ferring, just a short walk from the beach. This rare opportunity offers a substantial property and generous plot (0.27 Acre), with full planning permission already granted to transform the current home into a striking Art Deco-inspired residence.

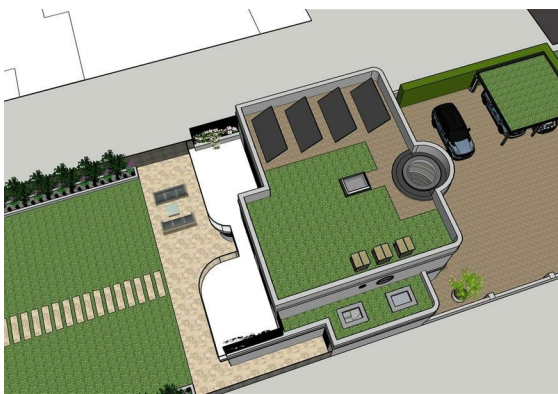
The approved plans envisage a four-bedroom family home featuring elegant architectural design and modern functionality. Highlights include spacious double bedrooms, two with private terraces ideal for enjoying breakfast in the sun. A dedicated reading room opens onto its own first-floor terrace, while a large office provides a perfect space for remote working. The home also includes a separate TV/cinema room and a grand, curved glass entrance hall with a sweeping staircase that creates a dramatic first impression.

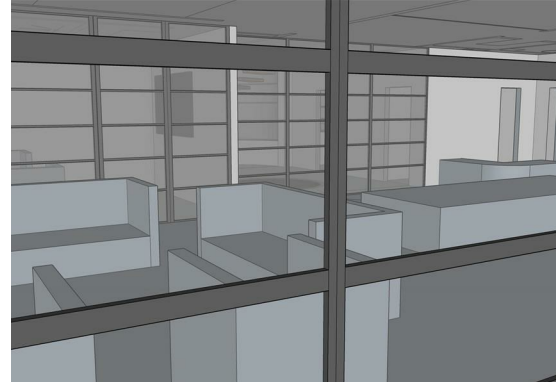
The heart of the home is an expansive open-plan kitchen, dining, and living area, designed for both entertaining and everyday family life. Bi-fold doors open onto a large garden terrace, seamlessly blending indoor and outdoor spaces. The build will use the latest Insulated Concrete Form (ICF) techniques, delivering a highly insulated, energy-efficient home designed to meet Passive House standards.

The existing two-bedroom detached property includes an en-suite/family bathroom, spacious kitchen/diner, and living room. While it requires modernisation, it offers strong potential for refurbishment or redevelopment. A large, south-facing garden provides an ideal outdoor haven, complemented by a substantial double garage with further potential.

South Ferring is a charming seaside village known for its community spirit and tranquil setting. With local shops, cafés, schools, and parks nearby, and the beach just moments away, this location offers the perfect blend of coastal living and convenience.

Early viewing is strongly recommended to appreciate the full potential of this exceptional property.





Kitchen
9'9 x 14'5 (2.97m x 4.39m)

Sitting room
13'7 x 19'3 (4.14m x 5.87m)

Study
9'2 x 7'9 (2.79m x 2.36m)

First floor bedroom

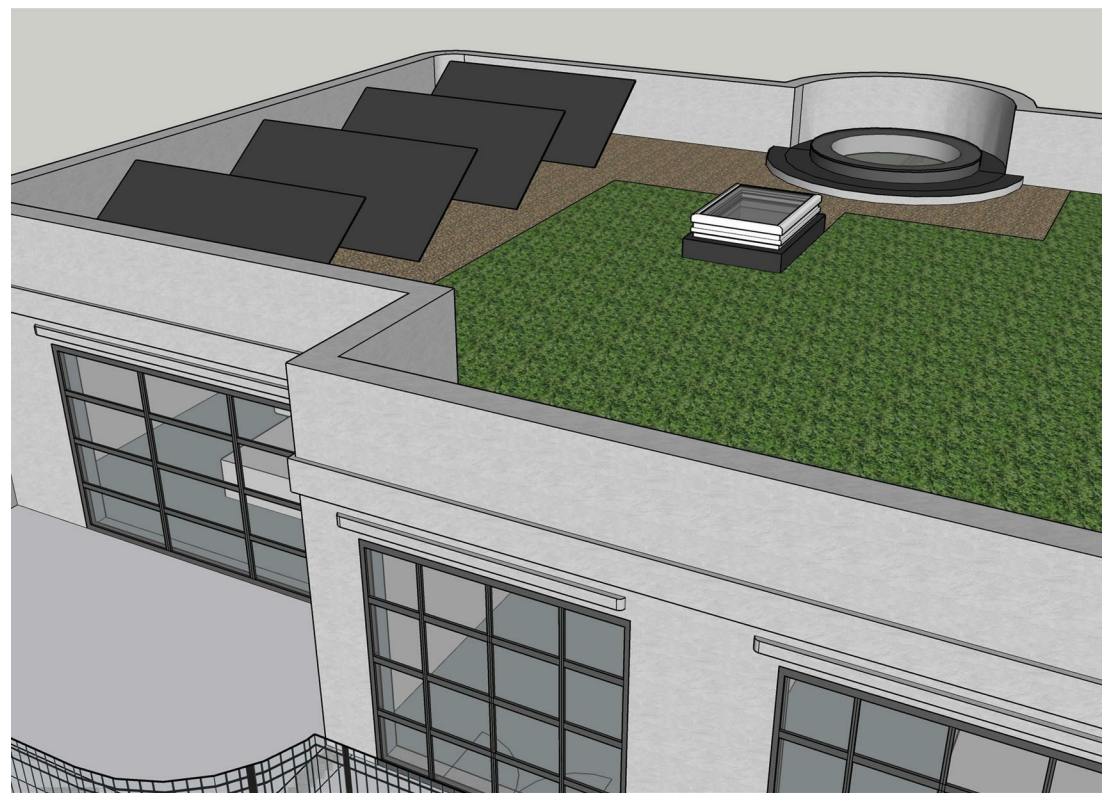
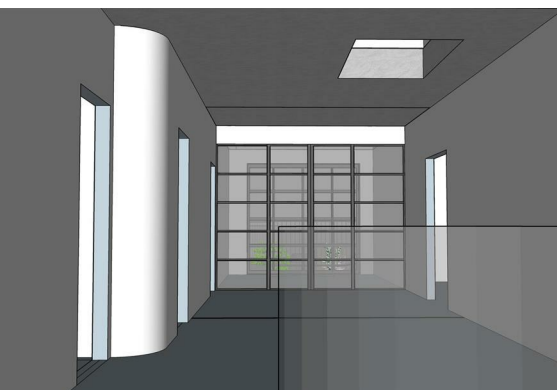
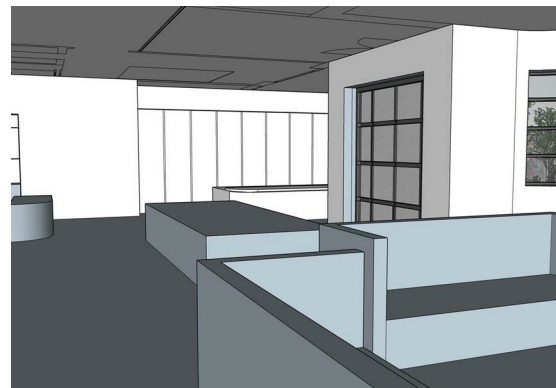
Bedroom

Bathroom

Double garage
17'7 x 19'11 (5.36m x 6.07m)

Off Road Parking

Large Plot



Floor Plan



Viewing

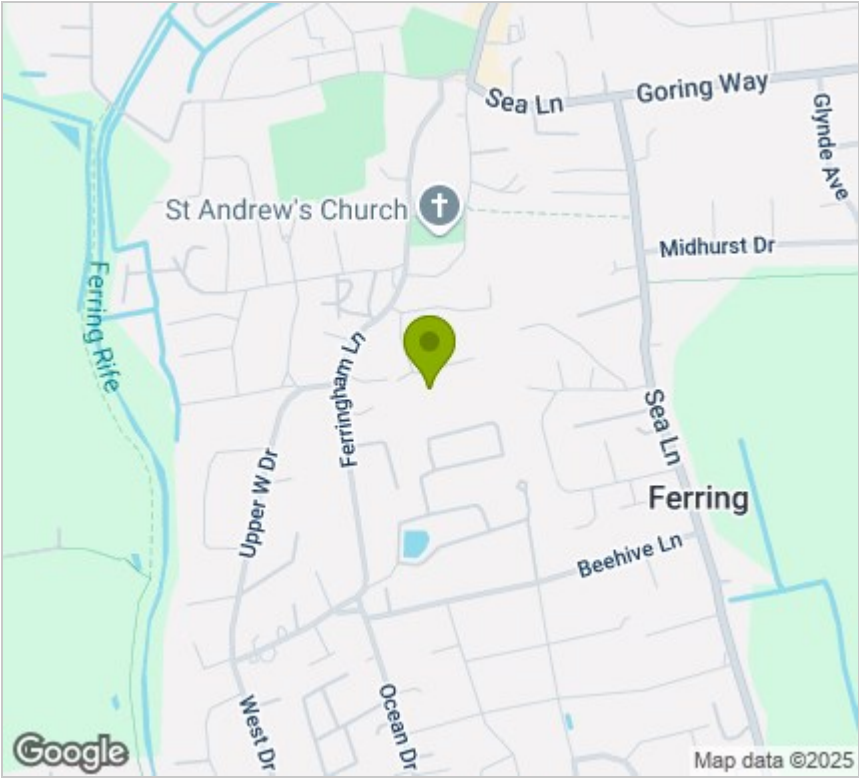
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

