



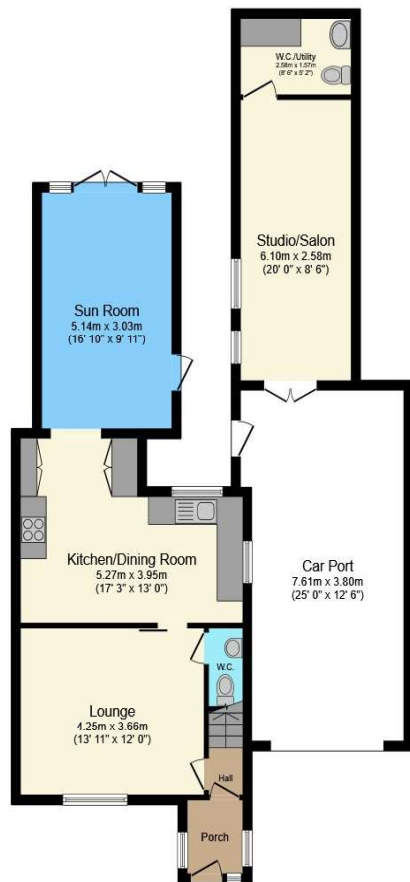
Langbury Lane, Ferring Worthing BN12 6QA

welcome to

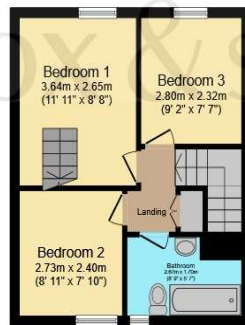
Langbury Lane, Ferring Worthing

A rare opportunity to acquire a truly versatile three-bedroom home in the highly sought-after village of Ferring, offering not only spacious living accommodation but also the unique potential to run an independant buisness/workspace and generate additional income from a self-contained garden studio.

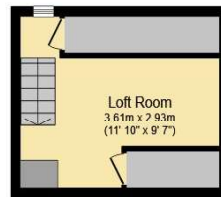




Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 148.3 m² (1,596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

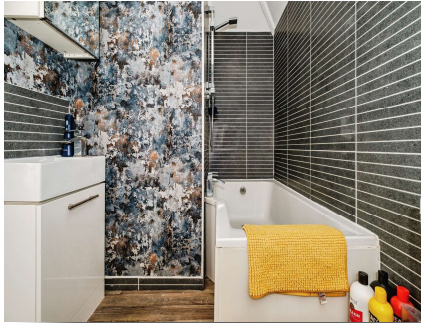
welcome to

Langbury Lane, Ferring Worthing

- Three-bedroom home in desirable Ferring
- Business-ready salon with separate access
- Self-contained studio providing rental income
- Open-plan living with conservatory
- Refurbished bathroom and ground floor cloakroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WWO107703



Property Ref:
WWO107703 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01903 503906



WestWorthing@fox-and-sons.co.uk



21C Goring Road, Goring-By-Sea, WORTHING,
West Sussex, BN12 4AP



fox-and-sons.co.uk