



JAMES & JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



8 Foamcourt Waye, Ferring, BN12 5RD

Guide price £650,000





8 Foamcourt Waye

, Ferring, BN12 5RD

- Chain free
- Well extended
- Sought after location
- Beautiful gardens
- Sole agents
- Deceptively spacious
- Ample off road parking
- Good size garage with electric up & over door
- Feature vaulted lounge extension

We are delighted to bring to the market this deceptively spacious and well extended detached 3/4 bedroom chalet style bungalow in one of Ferring's most prestigious roads.

In brief the accommodation comprises entrance vestibule, spacious entrance hall, feature triple aspect lounge with vaulted ceiling and high line windows enjoying a pleasing outlook over the manicured front garden.

There is a modern fitted kitchen and lean-to/utility room. There are two double bedrooms on the ground floor, one with en-suite bathroom, a dining room which could also serve as a bedroom and a ground floor modern fitted shower room. To the first floor is another double bedroom with ample eaves storages and a family bathroom.

Both front and rear gardens are a particular feature of this property with the front garden predominantly being laid to pea shingle with a profusion of tree and shrub lined borders, lavenders and roses.

The rear garden is a charming cottage style garden with an abundance of trees, shrubs and plants, areas of shingle, a green house and a summer house. There is ample off road parking which in turn leads to a car port and subsequently a good size garage with an up & over door. Other benefits include gas central heating, double glazing, and is offered for sale with NO ONWARD CHAIN. In our opinion internal viewing is considered essential to appreciate the overall size & condition of this beautiful property.

Situated in Foamcourt Waye, being located in the heart of South Ferring, the property is just a short walk from to the beach, Ferringham Lane shops and of course the village.

The nearest mainline railway station is Goring-by-Sea which gives great links to most major towns and cities. The Compass bus also serves the village.



Entrance vestibule	
Spacious entrance hall	13'2 x 8'3 (4.01m x 2.51m)
Feature lounge with vaulted gable	28'5 x 13'9 (8.66m x 4.19m)
Kitchen/breakfast room	18'0 x 12'5 (5.49m x 3.78m)
Lean-to/utility room	12'0 x 6'10 (3.66m x 2.08m)
Dining room/bedroom four	12'10 x 9'11 (3.91m x 3.02m)
Ground floor bedroom one	12'0 x 16'2 (3.66m x 4.93m)
Ground floor bedroom two	18'5 x 10'5 (5.61m x 3.18m)
En-suite bathroom	5'8 x 6'4 (1.73m x 1.93m)
Ground floor fitted shower room	7'3 x 3'8 (2.21m x 1.12m)
Stairs to first floor landing	
First floor bedroom	13'7 x 12'6 (4.14m x 3.81m)
Family bathroom	6'2 x 5'6 (1.88m x 1.68m)
Feature front garden	
Ample off road parking	
Carport	
Garage	19'8 x 10'9 (5.99m x 3.28m)
Cottage style rear garden	
Summer house	



Floor Plans



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Location Map



Energy Performance Graph

