



**JAMES & JAMES**  
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36 Elm Park

Ferring, Worthing, BN12 5RW

Guide price £550,000

Freehold Council Tax Band D



Situated in the heart of Ferring village, this beautifully presented three-bedroom detached bungalow offers generous and versatile accommodation, all within easy reach of local amenities and transport links.

The property is approached via an entrance porch leading into a spacious and welcoming entrance hall, setting the tone for the well-proportioned accommodation throughout. To the front, there is a bright double-aspect lounge, offering an excellent sense of space and natural light, ideal for both relaxing and entertaining.

The bungalow provides three well-sized bedrooms, each offering flexibility for use as guest rooms, a home office, or additional living space if required. The accommodation is completed by a modern fitted kitchen/breakfast room, thoughtfully designed with both practicality and everyday living in mind.

Externally, the property benefits from ample off-road parking to the front, providing convenience for multiple vehicles. To the rear, the garden has been recently landscaped with ease of maintenance in mind having a neatly kept lawn, and well-stocked tree and shrub borders that provide privacy and a pleasant outlook throughout the seasons.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency.

The property is located within Noun Park, Ferring, and is just a short stroll from the centre of Ferring village,





which offers a range of local shops, cafes, and everyday conveniences. For commuters, the nearest mainline railway station can be found in Goring-by-Sea, providing direct links to surrounding towns and London. Regular bus services also operate in the area, making this a well-connected yet peaceful residential setting.

Please contact the vendors' sole agents to arrange your private viewing.

## 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

