



**JAMES & JAMES**  
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12 Highdown Way

, Ferring, BN12 6QQ

Offers over £475,000

Freehold Council Tax Band E



Offered for sale with no onward chain is this deceptively spacious and well- improved detached bungalow, situated in one of Ferring's premier roads.

In brief the accommodation comprises spacious entrance hall with access to loft space and two large storage cupboards, feature triple aspect lounge/diner with French doors opening onto the superb UPVC double glazed conservatory. The master bedroom boasts an en suite shower room with w/c, and there is a separate family bathroom and a double aspect second bedroom. The property comes with a modern fitted kitchen with feature Velux window.

Externally, the front garden is laid predominantly to lawn. There is off road parking which leads to a good sized garage housing space for a washing machine There is a personal door to the rear garden which is a particular feature of the property, being extremely well stocked with a profusion of tree and shrub lined borders, two timber sheds and a greenhouse. There is also an area of patio.

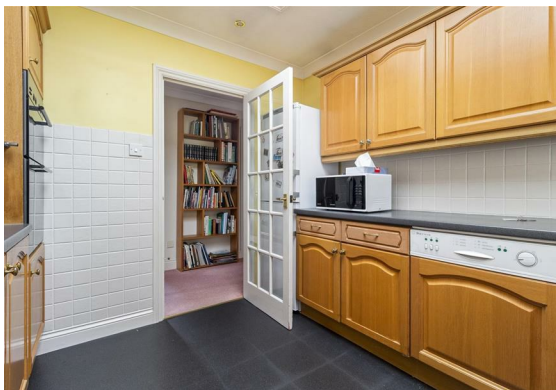
Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated in Highdown Way, the property is ideally located being just a short walk to Ferring village with its comprehensive range of shopping facilities, and the superstore is also close at hand. Buses serve the area and the nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities.

Please contact the vendor's sole agents to arrange a private viewing tour.

Double glazed door into entrance porch  
6'1 x 6'3 (1.85m x 1.91m)

Double glazed door into entrance hall  
16'2 x 15'7 narrowing to 4'4 (4.93m x 4.75m narrowing to 1.32m)





Triple aspect lounge/diner  
23'5 x 12'4 (7.14m x 3.76m)

Double glazed conservatory  
16'4 x 11'7 (4.98m x 3.53m)

Modern fitted kitchen with modern  
roof lined window  
10'11 x 9'2 (3.33m x 2.79m)

Bedroom one with fitted wardrobes  
12'11 x 11'10 (3.94m x 3.61m)

Modern en-suite shower room with  
w/c  
6'0 x 6'9 (1.83m x 2.06m)

Bedroom two  
12'10 x 8'9 (3.91m x 2.67m)

Modern fitted family bathroom  
7'0 x 5'8 (2.13m x 1.73m)

Front garden

Off road parking

Garage/utility  
19'1 x 9'7 (5.82m x 2.92m)

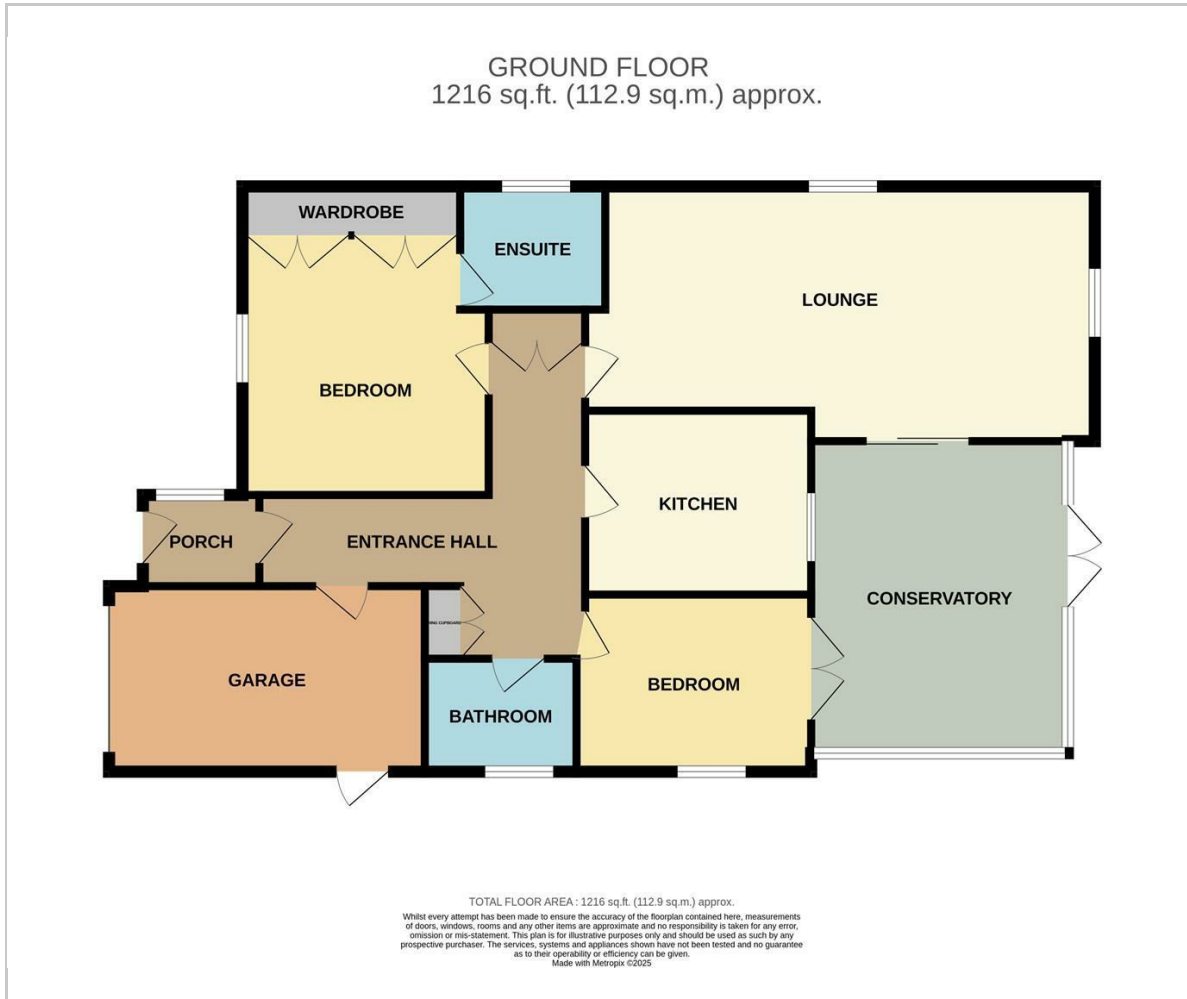
Feature landscaped mature rear  
garden

Greenhouse

Large timber shed



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

