



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958655

e: salesenquiries@jamesandjamesea.co.uk

50B | Ferring Street | Worthing | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



20 Langbury Lane

Ferring, Worthing, BN12 6PU

Offers in excess of £475,000

Freehold Council Tax Band D



A beautifully presented and well extended detached bungalow in this popular residential area forming part of Ferring Village.

In brief, the accommodation comprises enclosed entrance hall with floor to ceiling, storage cupboard, into double aspect bay fronted lounge with focal fireplace and living gas flame fire. There are two double aspect bedrooms with bedroom one having a bay window, and bedroom two giving access to the rear garden. There is a luxury fitted family bathroom with WC and wash hand basin inset to vanity unit. The kitchen is a particular feature of the property with an archway opening up to the conservatory with French doors opening onto the stunning rear garden.

The front garden is arranged to provide off road parking, and the rear garden is half laid to artificial lawn, the other half is real lawn. There is brick block paving providing paved areas, and footpaths to the garden cabin which measures internally to 23 foot in length. There are also pleasing views towards Highdown. Other benefits include gas centre 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 Langbury Lane, local shops can be found nearby in Ferring Village which cater for everyday needs. Asda superstore is also close at hand. The nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities. Regular buses also serve the area.

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

Composite double glazed front door to entrance por





- Floor to ceiling cloaks cupboard
- Double aspect bay fronted lounge
14'0 x 16'3 (4.27m x 4.95m)
- Modern fitted kitchen with arch
opening through to
- Kitchen area
9'9 x 8'10 (2.97m x 2.69m)
- Conservatory area
13'8 x 9'1 (4.17m x 2.77m)
- Bedroom one (bay fronted)
12'11 x 9'7 (3.94m x 2.92m)
- Bedroom two (double aspect with
door to garden)
11'5 x 9'9 (3.48m x 2.97m)
- Modern fitted family bathroom
7'1 x 5'8 (2.16m x 1.73m)
- Ample off road parking
- Landscaped rear garden
- Timber shed
- Garden cabin
23'0 x 11'6 (7.01m x 3.51m)

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.

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.



Area Map



Energy Efficiency Graph

