



30 Langbury Lane

Ferring, Worthing, BN12 6PU

Guide price £400,000

Freehold Council Tax Band D

A spacious three-bedroom detached bungalow located in the highly desirable area of Ferring, a peaceful and well-connected coastal village on the West Sussex coastline. CHAIN FREE.

The bungalow itself offers well-proportioned and versatile living accommodation throughout.

At the heart of the home is a spacious and light-filled lounge diner, ideal for both relaxing evenings and entertaining guests. The room benefits from large windows that let in plenty of natural light and offer pleasant views over the front garden.

The kitchen is functional and well-maintained, offering ample storage and worktop space with the potential for modernisation to suit personal taste.

There are three generous bedrooms, each offering comfortable accommodation with the flexibility to be used as guest rooms, home offices, or additional living space if desired.

A centrally located family bathroom serves the household, with scope for updating to create a more contemporary feel.

Ferring enjoys a strong sense of community and a semi-rural charm, with quiet tree-lined roads and easy access to the surrounding countryside and beach.

Just a few minutes away is the village centre, a popular local hub known for its friendly atmosphere and delightful selection of independent shops, cosy cafés, traditional pubs, and stylish bars.

This property is offered for sale with no onward chain, providing a fantastic opportunity for a smooth and stress-free purchase.

Whether you're looking to downsize, relocate closer to the coast, or find a peaceful family home in a welcoming village setting, this bungalow in North Ferring is well worth viewing.

Covered Storm Porch





Entrance Hall
16'9 x 3'9 (5.11m x 1.14m)

Dual Aspect Bay Fronted Lounge/
Diner
19'2 x 12'9 (5.84m x 3.89m)

Kitchen
11'2 x 9" (3.40m x 2.74m)

Double Aspect Bedroom One
11'4 x 10'3 (3.45m x 3.12m)

Bedroom Two
9'8 x 7'9 (2.95m x 2.36m)

Bedroom Three
10'6 x 9'6 (3.20m x 2.90m)

Family Bathroom

Outside Covered Area

Front Garden

Garage

Off Road Parking



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 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.



Area Map



Energy Efficiency Graph

