



South Drive, Ferring, Worthing, BN12
£1,450,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- 1940'S Detached Seafront Property
- Four Bedrooms
- Two Reception Rooms
- En Suite & Guest Bathroom
- South Facing Sun Terrace With Direct Sea Views & Views To Bluebird Cafe
- Large Private South Facing Gardens With Swimming Pool
- Direct Access To Ferring Beach
- Chain Free

Presenting an exceptional opportunity to acquire a distinguished 1940s detached coastal residence, brought to the market for only the second time in its history and perfectly positioned to enjoy uninterrupted, panoramic views across the English Channel. Set along one of West Sussex's most coveted stretches of coastline, this four-bedroom home offers direct access to Ferring Beach and is moments from the renowned Bluebird Café. Versatile accommodation, thoughtfully arranged to maximise natural light and the ever changing seascape. The grounds are equally impressive, featuring private, well established gardens swimming





INTERNAL The front door opens into a spacious entrance hall, offering access to an airing cupboard, understairs storage and a cloaks cupboard. The ground floor features two well proportioned double bedrooms, each with fitted wardrobes. A beautifully appointed guest bathroom serves this level, complete with a shower cubicle, vanity unit with storage, WC and bathtub. The dual-aspect, south facing lounge is a standout space, opening via bi-fold doors onto the south facing terrace and gardens. This elegant room also features a working open fireplace and a bespoke fitted media unit with integrated storage. From here, a door leads into the kitchen and dining room. The fitted kitchen offers an excellent range of wall and base units, a Rangemaster oven, under counter fridge, integrated dishwasher and access to the hot water tank, along with a door opening to the front courtyard. The dual aspect dining room is perfect for entertaining, with south facing doors that open directly onto the rear garden. A staircase rises to the first floor from the entrance hall, where a bright dual aspect double bedroom enjoys fitted wardrobes and sea views. The impressive primary bedroom commands spectacular, uninterrupted coastal views, with dual aspect windows and sliding doors that lead onto a private south facing terrace. This suite also includes an en-suite shower room and a generous dressing room, which could alternatively serve as a study.

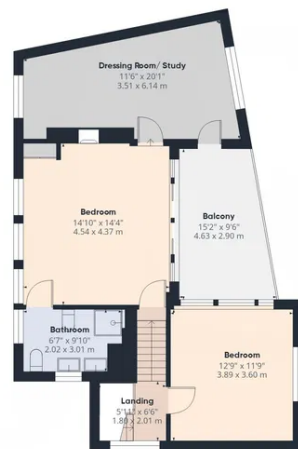
EXTERNAL The property occupies a generous plot, approached via a gated entrance with ample off road parking, garage and beautifully established planting. A gate leads into the private front courtyard, with convenient access to the garage via a personal door, as well as a log store, outside WC and a practical utility area. A side pathway provides access to the rear garden. The expansive rear garden has been thoughtfully designed to maximise its coastal setting. A south facing patio offers an ideal space for outdoor dining, overlooking a tranquil pond and a large lawned area. Steps lead up to the raised swimming pool, with further steps on the opposite side descending into a charming rose garden. A pathway continues toward the rear of the plot, opening onto an additional lawned area bordered by mature hedging for privacy, and a timber gate providing direct access onto Ferring Beach. Beneath the first level of the house, there is useful undercroft storage, access to the boiler room and a timber outbuilding housing the pool heating system. The property benefits from fully renewed and insulated new roofing.



SITUATED South Drive is widely regarded as one of West Sussex's most prestigious coastal addresses, celebrated for its exceptional blend of exclusivity, tranquillity, and timeless seaside allure, benefiting from direct beach access and far-reaching views across the English Channel. Residents enjoy an enviable lifestyle that balances privacy with a welcoming sense of community. A selection of charming cafés, boutique shops and restaurants are just a short stroll away. Perfectly positioned, South Drive offers refined coastal living with effortless access to the natural beauty of the South Downs and the wider South Coast. The renowned Bluebird Café is only a few minutes' walk from the property, while scenic routes along Ferring Rife lead to Highdown, and the beachfront path along Patterson's Walk offers a leisurely route towards Goring-by-Sea and Worthing. This highly sought-after location truly encapsulates the best of coastal West Sussex. Goring By Sea railway station is located only 16



Ground Floor



Floor 1



Approximate total area^m

2118 ft²
196.6 m²

Balconies and terraces

647 ft²
60.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.