# UPPER WEST DRIVE

FERRING

MAXWELL HARRINGTON



Maxwell Harrington are delighted to offer for sale this impressive 1752 sq ft five bedroom extended detached residence, enviably positioned within walking distance of Ferring Beach.

Thoughtfully extended and comprehensively improved by the current vendors, this substantial family home combines generous proportions with contemporary open-plan living and an excellent degree of versatility. Offering five bedrooms, three bath/shower rooms, multiple reception spaces and a detached double garage, the property provides an exceptional amount of accommodation in a highly sought-after coastal setting.

The heart of the home is the impressive open-plan kitchen/dining room, providing a superb space for both everyday family life and entertaining. The kitchen is well appointed with a large central island and a comprehensive range of eye and base-level units, offering ample storage and preparation space. The generous proportions allow for clearly defined kitchen and dining areas while retaining a wonderful sense of openness and sociability. Two sets of French doors provide direct access to the south-facing rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

Two separate sitting rooms provide further flexibility, offering the opportunity to create dedicated spaces for relaxation, entertaining or quieter family time.

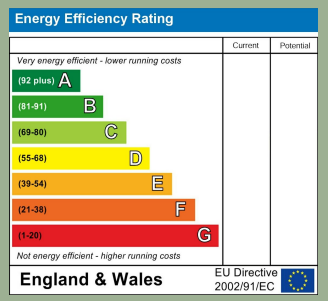
A particularly appealing feature is the fifth bedroom on the ground floor, which is complemented by a large en-suite shower room. This versatile arrangement would be ideal for visiting family and guests, older relatives, teenagers or those seeking the convenience of ground-floor accommodation.

Upstairs, the principal bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat, while the remaining bedrooms provide excellent accommodation for family and guests.

Occupying a secluded plot extending to approximately 0.18 of an acre, the property enjoys a wonderful sense of privacy and space. A generous driveway provides ample off-road parking and leads to a detached double garage, offering excellent storage and potential for a variety of uses. The south-facing rear garden is a particular highlight, enjoying plenty of sunshine and accessed directly from the kitchen/diner, creating an ideal setting for outdoor dining and entertaining. A decked seating area provides the perfect spot to relax, while the garden continues beyond the double garage, offering additional outdoor space and further potential to enjoy this attractive and private setting.

South Ferring is a highly regarded coastal village offering a peaceful lifestyle with a strong sense of community. Ideally positioned between the seaside charm of Goring-by-Sea and the historic town of Worthing, the area enjoys easy access to the beach, attractive open spaces and the surrounding Sussex countryside. Local shops, amenities and well-regarded schools are close at hand, while convenient transport links provide access to Worthing, Brighton and beyond. Combining a relaxed coastal atmosphere with everyday convenience, South Ferring remains a sought-after location for those looking to enjoy the best of West Sussex living.

OFFERS IN EXCESS OF £950,000









- 1752 sq ft property
- Five bedrooms
- 17'11 x 16'2 Kitchen/Diner
- 15'0 x 15'0 Reception two
- 0.18 acre plot
- Detached House
- Two en-suites and main bathroom
- 16'10 x 11'1 Lounge
- Detached double garage
- Walking distance of South Ferring beach



















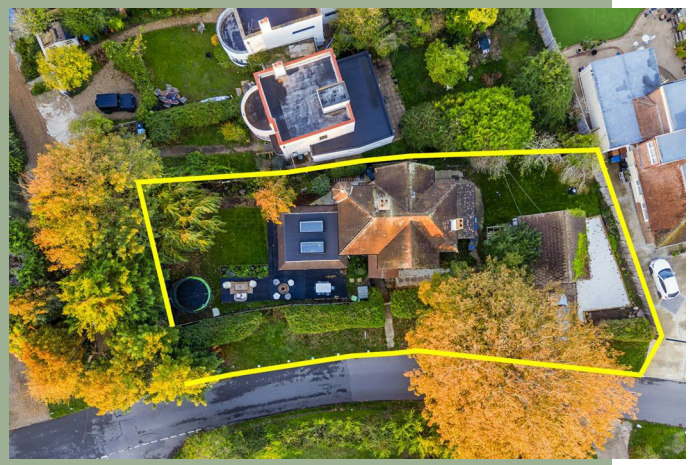


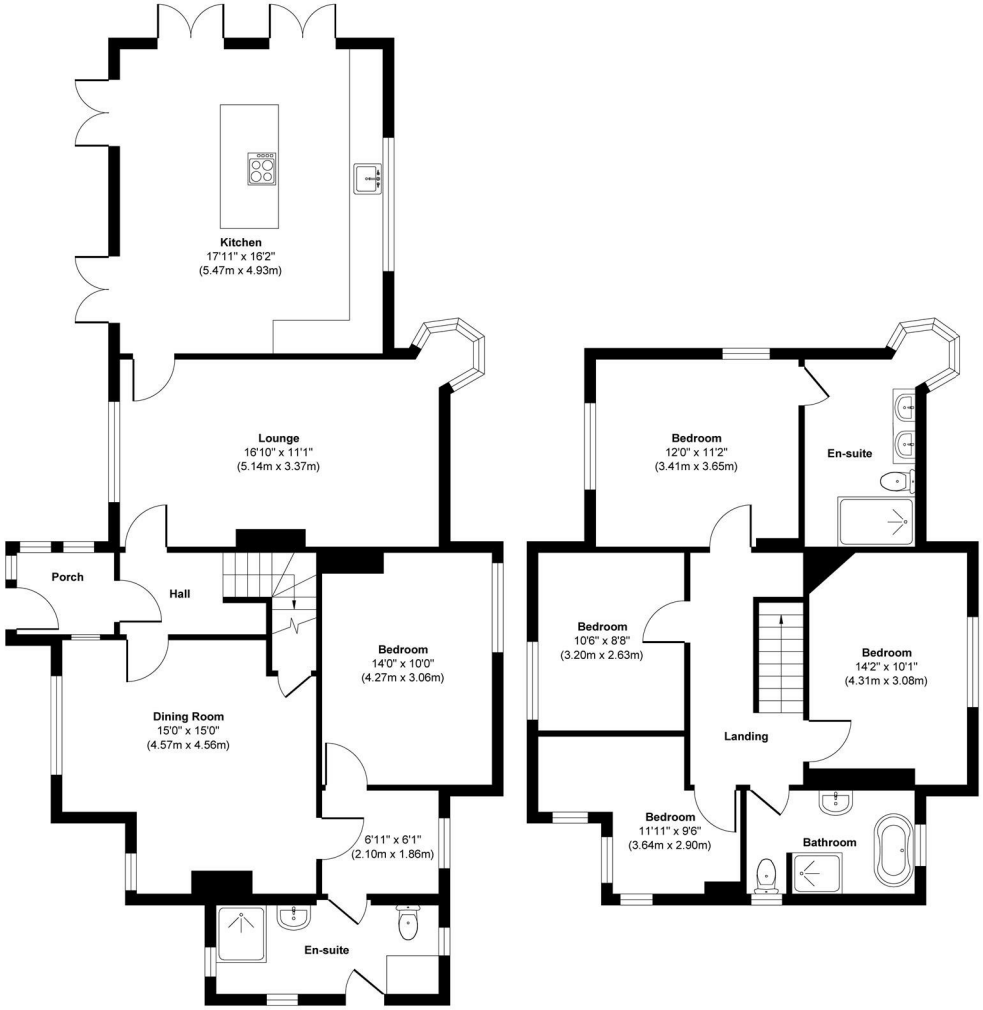

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**Approx. Gross Internal Floor Area 1752 sq. ft / 162.89 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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