



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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2 Barbary Lane

, Ferring, BN12 5JB

Guide price £975,000

Freehold Council Tax Band F



We are delighted to bring to the market this FULLY REFURBISHED detached residence in the heart of Ferring village on a superb corner plot boasting a wonderful sun terrace and being enclosed within it's own grounds.

In brief the accommodation comprises spacious entrance hall, lounge with extension forming a sun room, a superb open plan kitchen/diner with doors out to the gardens. There is utility room and W.C. and also a ground floor bedroom with en-suite shower room.

Access via its on private door, there is a further reception/bedroom, currently being used as a gym coupled with a shower room posing ideal annex potential.

To the first floor there are four further bedrooms with a the principal suite having stunning bi-fold doors leading out on to a truly special, South facing roof terrace. Within the suite is an en-suite shower room and a range of fitted wardrobes. There is a contemporary en-suite facility serving bedroom two and a stunning family bathroom with bath and shower.

Outside there is a large shingled driveway providing parking for several vehicles and a double garage with a pitched roof. The remainder of the gardens are laid to lawn with Indian sandstone patio. Other benefits include double glazing and gas central heating.

In our opinion viewing is strongly recommended to appreciate the HIGH SPECIFICATION of this beautiful family home.

In a quiet South facing position within Ferring village. Ferring is a quiet popular seaside village with two shopping parades, both served by bus routes giving access to surrounding areas including Worthing town centre and mainline railway.

Ferring's beautiful beach is also just a short walk away.

Spacious entrance hall  
10'2 x 6'0 (3.10m x 1.83m)

Double aspect lounge/sun room  
20'1 x 22'6 (6.12m x 6.86m)

Superb kitchen/diner  
31'7 x 15'7 (9.63m x 4.75m)





Utility/W.C/boot room  
8'3 x 6'5 (2.51m x 1.96m)

Ground floor bedroom  
13'2 x 7'2 (4.01m x 2.18m)

En-suite wet room  
6'2 x 3'3 (1.88m x 0.99m)

Bright first floor landing

Bedroom  
19'9 x 11'1 (6.02m x 3.38m)

En-Suite Shower Room

Bedroom  
14'1 x 14'8 (4.29m x 4.47m)

Enclosed shower room

Superb sun deck

Bedroom  
8'9 x 9'5 (2.67m x 2.87m)

Bedroom  
14'7 x 7'0 (4.45m x 2.13m)

Double garage with pitched roof,  
power & light

Off road parking for several vehicles

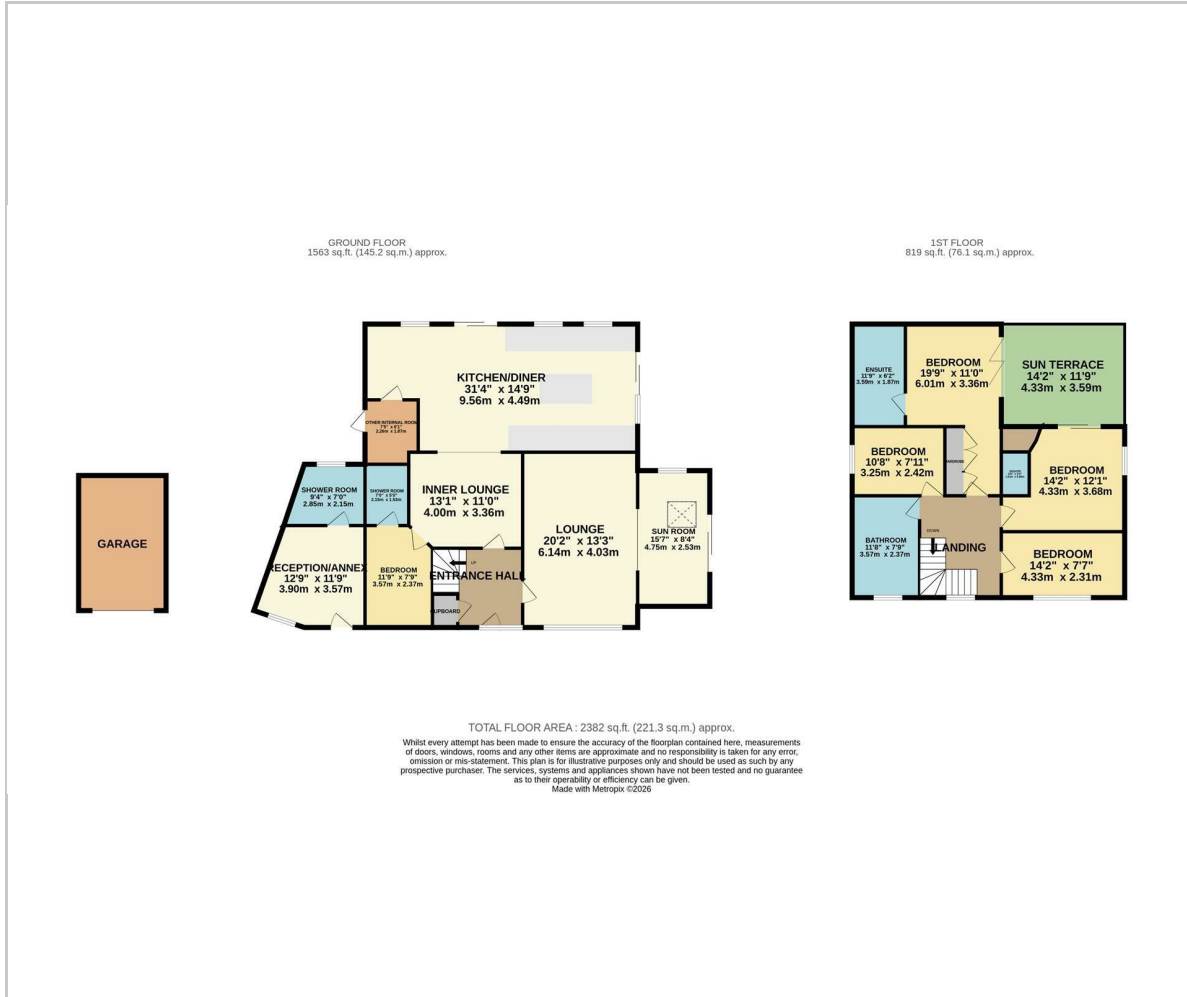
Garden to three sides with Indian  
sandstone patio

Reception/Annex  
12'10 x 11'9 (3.91m x 3.58m)

Shower Room

Garage

## Floor Plan



## Viewing

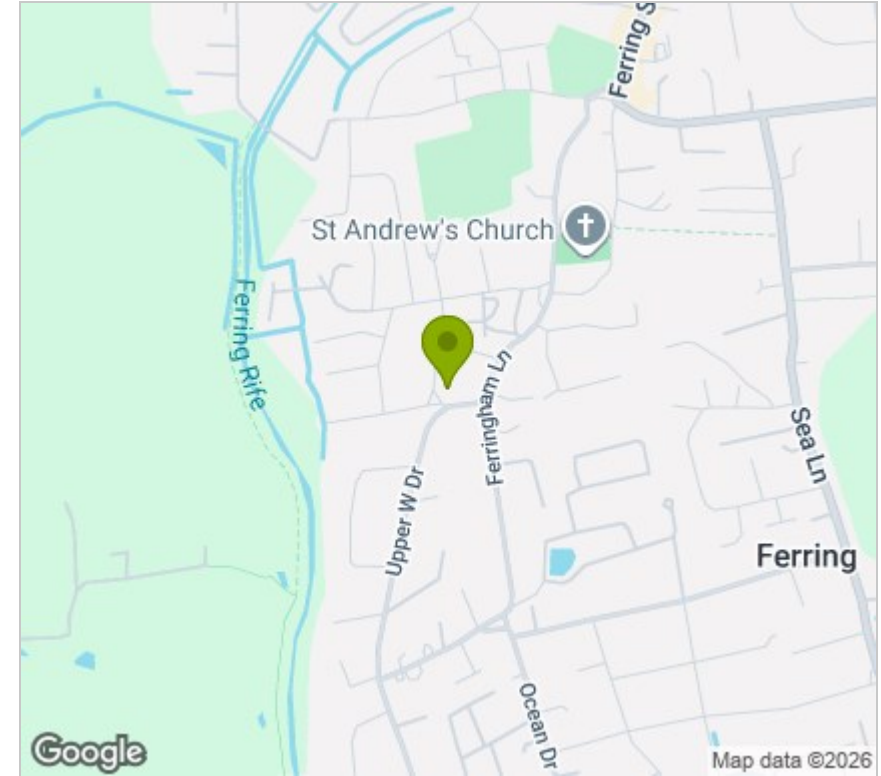
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

