

3 Somerset Road

Ferring, BN12 5QA

Guide Price

£800,000

Location:

Somerset Road is situated within the sought-after coastal village of Ferring, offering a wonderful combination of seaside living, village amenities and convenient access to the neighbouring town of Worthing. The beautiful Ferring seafront is a major attraction, providing an ideal setting for leisurely coastal walks, enjoying the sea air and taking in the surrounding coastal views. A popular local destination is the Bluebird Café, situated directly on the seafront, where you can enjoy refreshments and a bite to eat beside the beach. Ferring village offers a friendly community atmosphere, with a variety of local shops and everyday amenities available along Ferring Street and at the nearby shopping parades. There is also a selection of cafés, independent businesses and places to eat and drink, including Andalucia Tapas & Wine Bar and Little Tipple, adding to the village's welcoming and relaxed atmosphere. For those who enjoy the outdoors, the area offers a variety of attractive walking routes. The tree-lined paths of Ilex Way provide a pleasant setting for a stroll, while the nearby open spaces, village surroundings and coastal paths offer further opportunities to enjoy the natural beauty of the area. A further local attraction is Ferring Country Centre, a popular community facility offering a farm environment, horse riding and a café. It provides an enjoyable destination for families and visitors alike, with opportunities to spend time around the animals and enjoy the surrounding countryside. The location is also well placed for access to Worthing town centre, which offers a wider range of shopping facilities, restaurants, cafés, leisure amenities and the popular seafront promenade. Local bus services connect Ferring with Worthing and surrounding areas, providing a convenient alternative to travelling by car. Combining a desirable coastal setting with village convenience, independent eateries, countryside attractions, pleasant walks and access to the wider amenities of Worthing, Somerset Road presents an appealing location for those seeking a relaxed lifestyle by the sea.



The Property:

Upon approaching the property, a spacious porch provides a welcoming entrance into a large and impressive entrance hall, which benefits from built-in storage cupboards and a skylight tunnel, allowing additional natural light to flood the space. The entrance hall also provides access to a large loft via a hatch, offering excellent potential for conversion, subject to the necessary planning permissions and building regulations.

The living room is a particularly bright and spacious reception room, enjoying a dual aspect with southerly and westerly-facing bay windows overlooking the front and side gardens. A gas fireplace provides an attractive focal point, creating a comfortable and inviting space in which to relax. The extended kitchen/breakfast room offers an excellent range of fitted cupboards and drawers, complemented by granite worktops, a one-and-a-half bowl sink, an integrated gas hob and an eye-level electric double oven. Further features include tiled splashbacks, tiled flooring and ample space for a double-height fridge freezer, dishwasher, washing machine and tumble dryer. Enjoying a triple aspect, this generously proportioned room benefits from an abundance of natural light, with French doors opening directly onto the private rear garden, making it ideal for everyday living and entertaining.

The bungalow offers three well-proportioned double bedrooms. The principal bedroom benefits from a dual aspect and an attractive bay window, while the second bedroom also enjoys a dual aspect and features a bay window, fitted wardrobes and additional units, together with the added convenience of an en-suite shower room. A separate dining room provides further versatile reception space, enjoying a dual aspect and French doors opening onto the rear garden. This room could equally be utilised as a fourth double bedroom, depending on individual requirements, making the property particularly adaptable for growing families, visiting guests or those working from home. Completing the accommodation is a newly fitted shower room, conveniently accessed from the entrance hall.

Outside, the property continues to impress with a well-landscaped and secluded rear garden, featuring a variety of established shrubs and paved areas, creating an attractive and private outdoor space to enjoy throughout the year. Side access leads through to the front driveway, which provides ample parking and an in-and-out arrangement. The driveway continues down the side of the property to a detached garage, complete with power, lighting and a pitched roof. The property also benefits from solar panels.

Overall, this is a generously proportioned and versatile detached bungalow, offering three double bedrooms, two reception rooms, an extended kitchen/breakfast room, a private landscaped garden, ample off-road parking, solar panels and a detached garage, together with the added benefit of a large loft offering further potential.



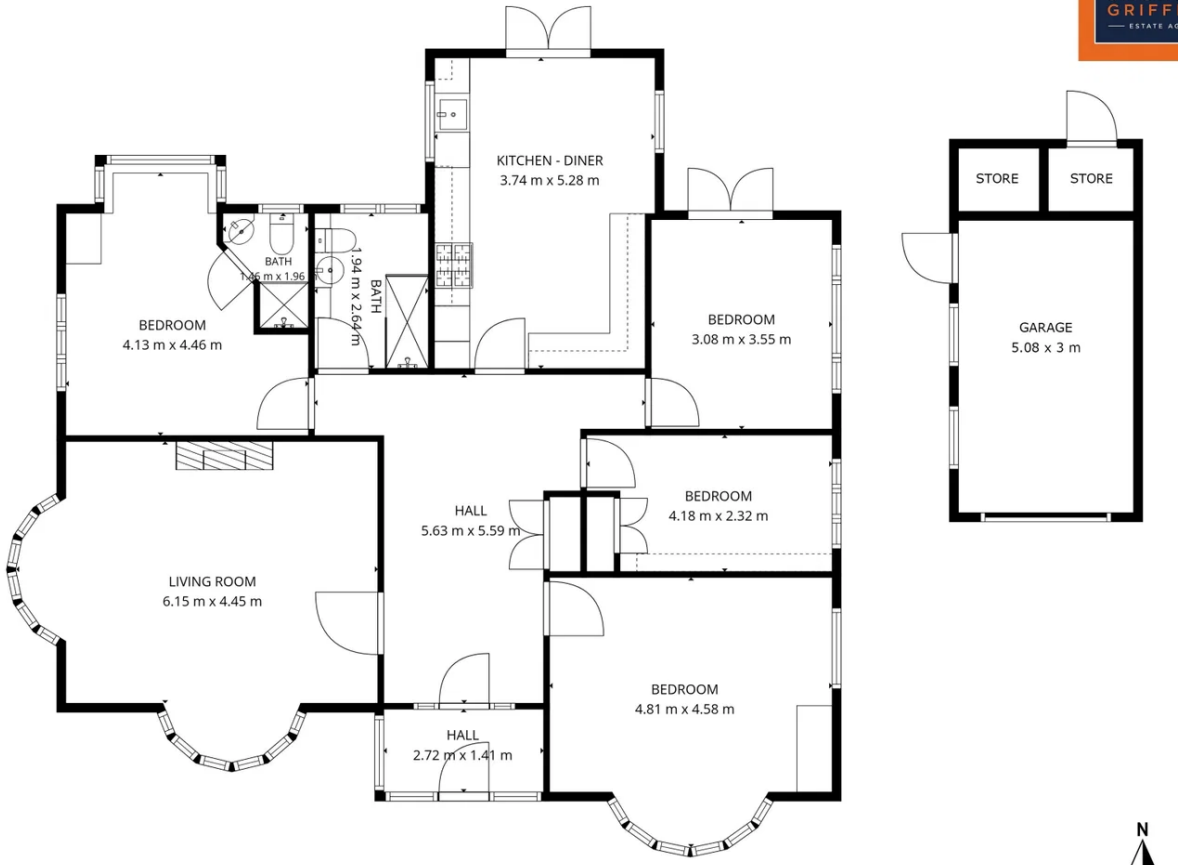












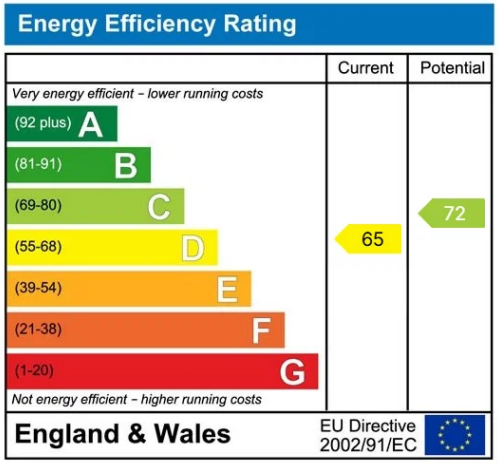
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Approximate Floor Area: 156m² (1679.17 sq ft)

Illustration for identification purposes only, measurments are approximate, not to scale







Additional information:

Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.



Viewing
Strictly by appointment through Jackson Griffiths

01903 802772 | info@jacksongriffiths.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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