



2A Elm Park

Ferring, BN12 5RW

Guide price £475,000

Freehold Council Tax Band D



We are delighted to offer for sale this charming detached bungalow situated within a highly sought after position, just a short stroll from Ferring Village with its excellent range of shops, cafés and local amenities.

The accommodation comprises entrance hall, spacious dual aspect living room with French doors opening onto the garden, two good size double bedrooms, both with built in wardrobes, stunning high specification kitchen/diner with a range of base and eye level units, stone worktops, integrated appliances and ample space for a dining table, along with a modern fitted shower room.

Externally the secluded and secure plot offers gardens to all sides with an attractive lawned front garden, mature planting and established shrub borders. The side garden has been designed for ease of maintenance with attractive paving, a pergola providing an ideal seating area, summer house and access to a further storage shed. Gated side access leads through to the driveway, providing off road parking.

The property has been built to a high standard and beautifully maintained by the current owner, with quality fixtures and fittings throughout. Conveniently located within easy reach of Ferring Village, the beach and local transport links, internal viewing is considered essential to appreciate the overall quality, space and location on offer.

Situated in Elm Park, just a few minutes walk from Ferring village centre and overlooking the village green. South Ferring is a quiet and popular seaside village with two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre and a mainline railway station. In the village centre there is a doctors surgery, dentist, library, village hall and Co-op store.

Entrance Hall

Living Room With French Doors 13'7 x 13'2 (4.14m x 4.01m)





Beautiful Kitchen/Breakfast Room
13'3 x 13'2 (4.04m x 4.01m)

Bedroom One With Fitted
Wardrobe
11'7 x 11'2 (3.53m x 3.40m)

Bedroom Two With Fitted
Wardrobe

Well Appointed Shower Room

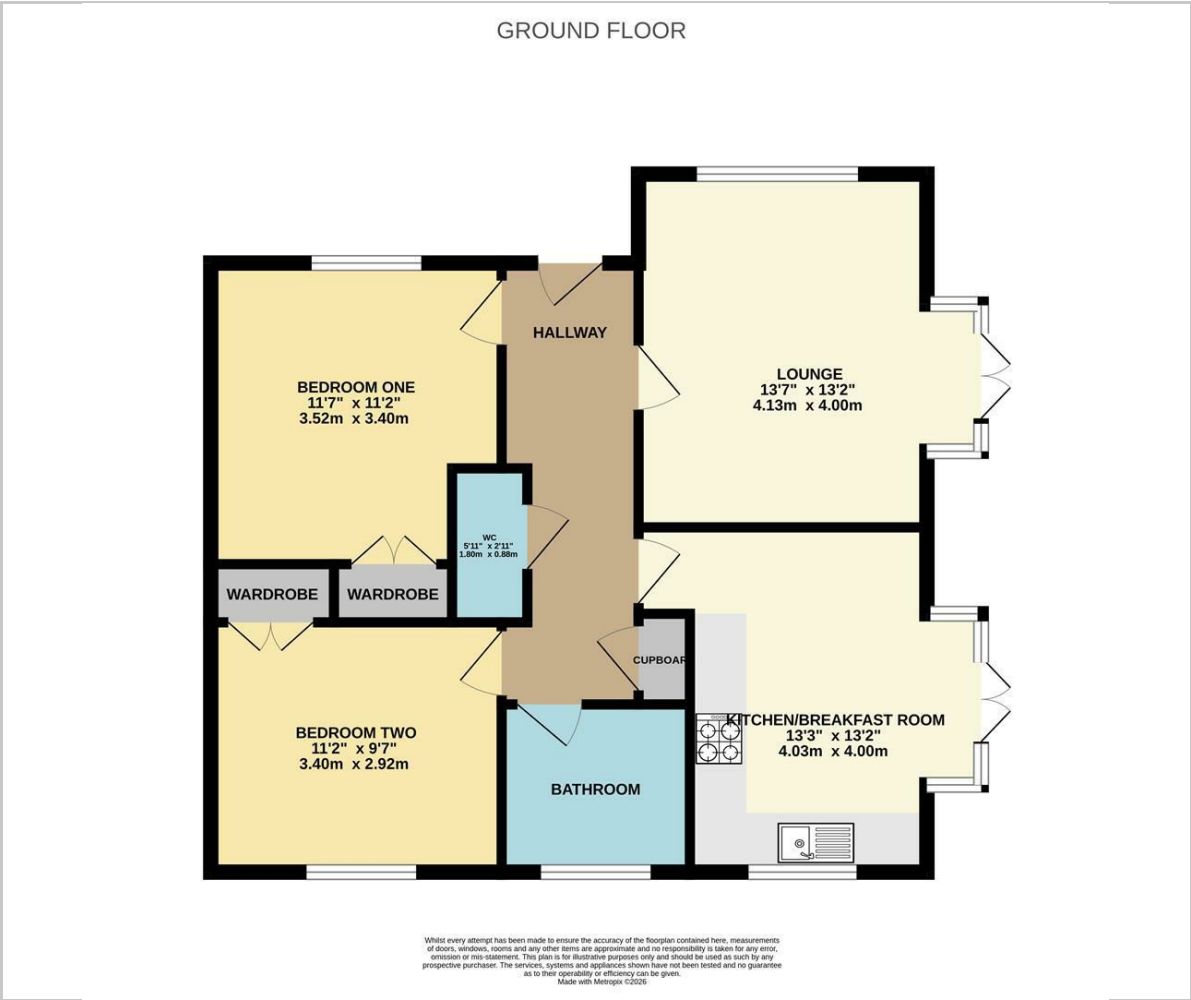
W/C

Attractive Well Maintained Gardens

No Forward Chain



Floor Plan



Viewing

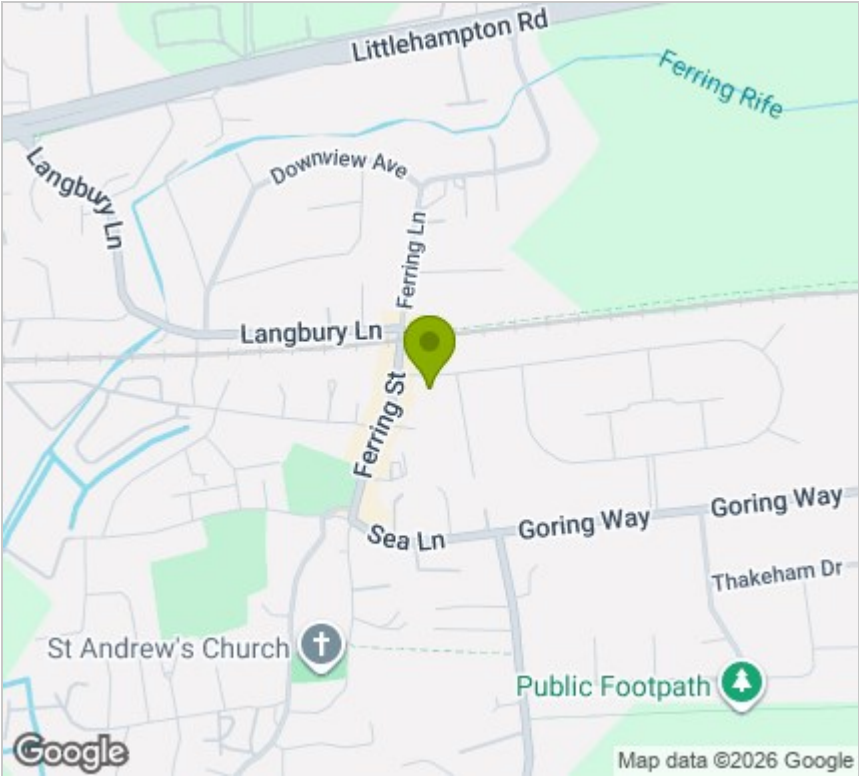
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

