



Littlehampton Road

Ferring, Worthing, BN12 6PW

Offers over £1,150,000

Freehold Council Tax Band E



Downsview presents a rare mixed-use opportunity, combining substantial residential accommodation with an extensive range of commercial outbuildings, workshops and office space. Ideally suited to owner-occupiers, or businesses seeking operational premises alongside on-site living, the property offers exceptional flexibility within a well-connected location.

The commercial element is a particular strength, comprising a substantial double workshop with integrated office accommodation and mezzanine storage, complemented by a selection of additional outbuildings, storage facilities and a summer house. The layout is well suited to a wide variety of business uses, including trade, engineering, light industrial, creative industries, e-commerce, storage and distribution, subject to any necessary consents. Extensive private parking provides capacity for multiple vehicles, customer parking or commercial fleet use.

The residential accommodation is generously proportioned and well presented, offering an ideal home for an owner-occupier or staff accommodation. The ground floor centres around a spacious triple-aspect reception room leading into an impressive L-shaped fitted kitchen with central island and adjoining dining area featuring bi-fold doors opening onto the rear gardens. A conservatory overlooks the grounds, providing additional reception space.

The upper floors provide five bedrooms arranged over two levels, together with two bathrooms. The principal bedroom occupies the top floor, enjoying a private position with attractive open views.

Externally, the site extends to generous enclosed grounds with gated access via traditional five-bar gates. The rear incorporates a substantial decked entertaining area, while the remainder is predominantly laid to lawn, offering scope for further landscaping or ancillary commercial use, subject to the relevant permissions.

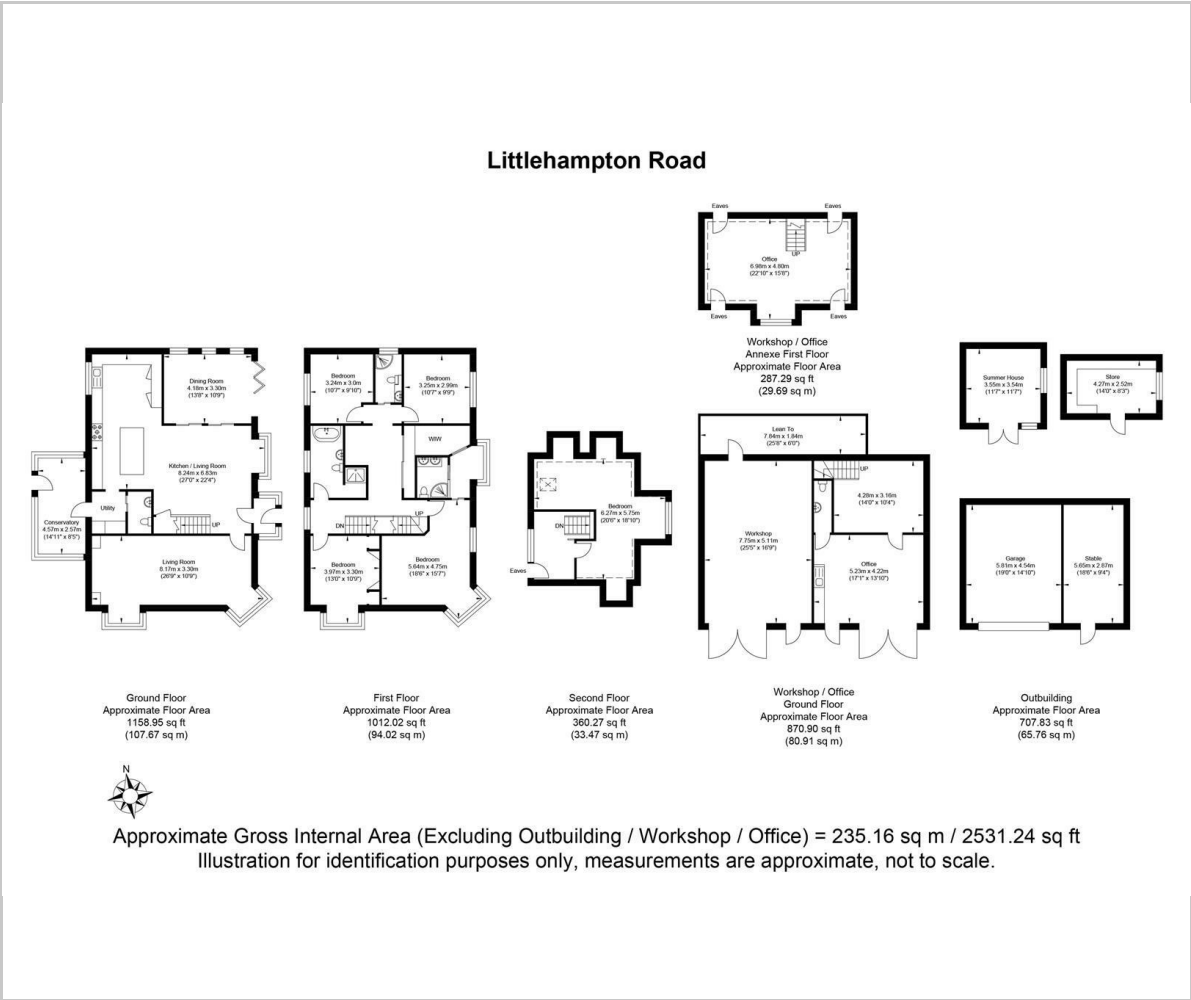
Occupying a convenient position just off the A259, Downsview benefits from excellent connectivity





- Entrance porch
- Kitchen/living area
- Living room
- Dining Room
- Conservatory
- Utility Room
- Ground floor w/c
- Stairs to first floor landing
- Bedroom One
- En-suite shower room
- Walk in wardrobe
- Bedroom two
- Bedroom three
- Additional family shower room
- Bedroom four
- Family bath & shower room
- Stairs to second floor
- Bedroom five
- Eaves storage

Floor Plan



Viewing

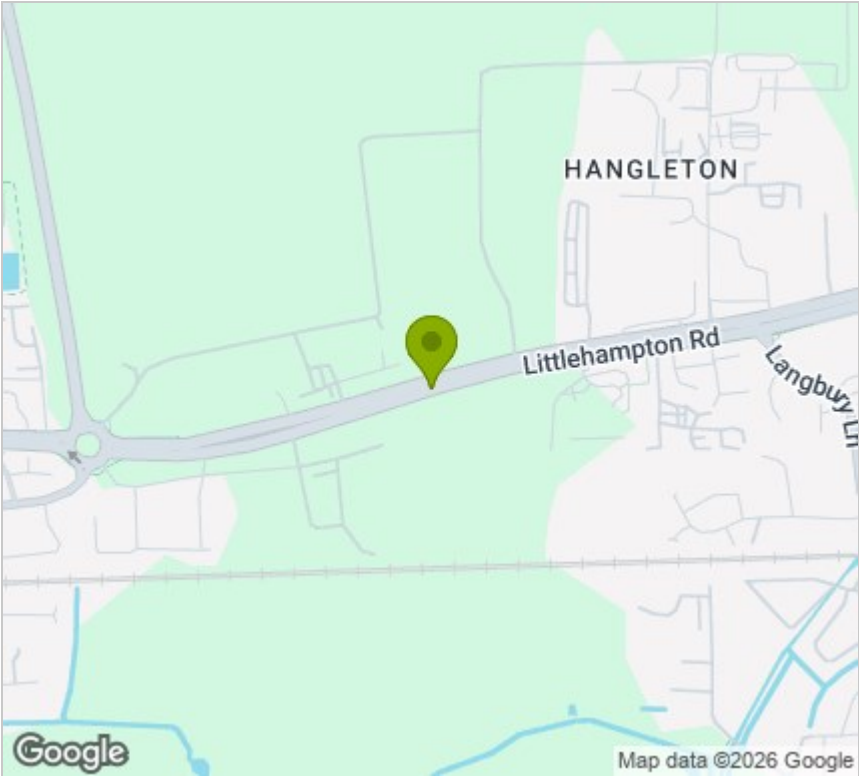
Please contact our Ferring Sales Office on 01903 958655
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

