



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11 Highdown Way

, Ferring, BN12 6QQ

Guide price £450,000

Freehold Council Tax Band C



\*\*\*\*\* Guide Price £450,000 - £460,000 \*\*\*\*\*

We are delighted to offer for sale this superb CHAIN FREE detached bungalow positioned on an envious plot in sought after Ferring.

The accommodation comprises storm porch into entrance hall, dual aspect living room is a bright and spacious reception area which flows through to the dining room, creating a well proportioned open reception space. The fitted kitchen offers a range of base and eye level units providing ample storage and worktop space, with access through to the conservatory which features a cladded roof and enjoys views over the rear garden, providing additional reception space.

There are two well proportioned bedrooms, both benefiting from fitted wardrobes providing excellent storage. The accommodation is completed by a shower room fitted with a white suite.

Externally to the front there is a block paved driveway with attractive planter borders. To the rear is a particular feature of the property with a large, private west facing garden offering an exceptional amount of space for a property of this type. The garden is predominantly laid to lawn with mature tree lined borders, creating a secluded and attractive setting.

This generous outdoor space also benefits from a patio area, workshop with power and light, and a decked seating area overlooking the Rife.

Situated in Highdown Way, the property is ideally located being just a short walk to Ferring village with its comprehensive range of shopping facilities, and the superstore is also close at hand. Buses serve the area and the nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities.

### Entrance Hall

### Dual Aspect Living Room 14'11 x 10'4 (4.55m x 3.15m)





Dining Room  
9'7 x 8" (2.92m x 2.44m)

Kitchen  
9'7 x 6'9 (2.92m x 2.06m)

Bedroom One  
12'3 x 10'4 (3.73m x 3.15m)

Bedroom Two  
9'7 x 9'5 (2.92m x 2.87m)

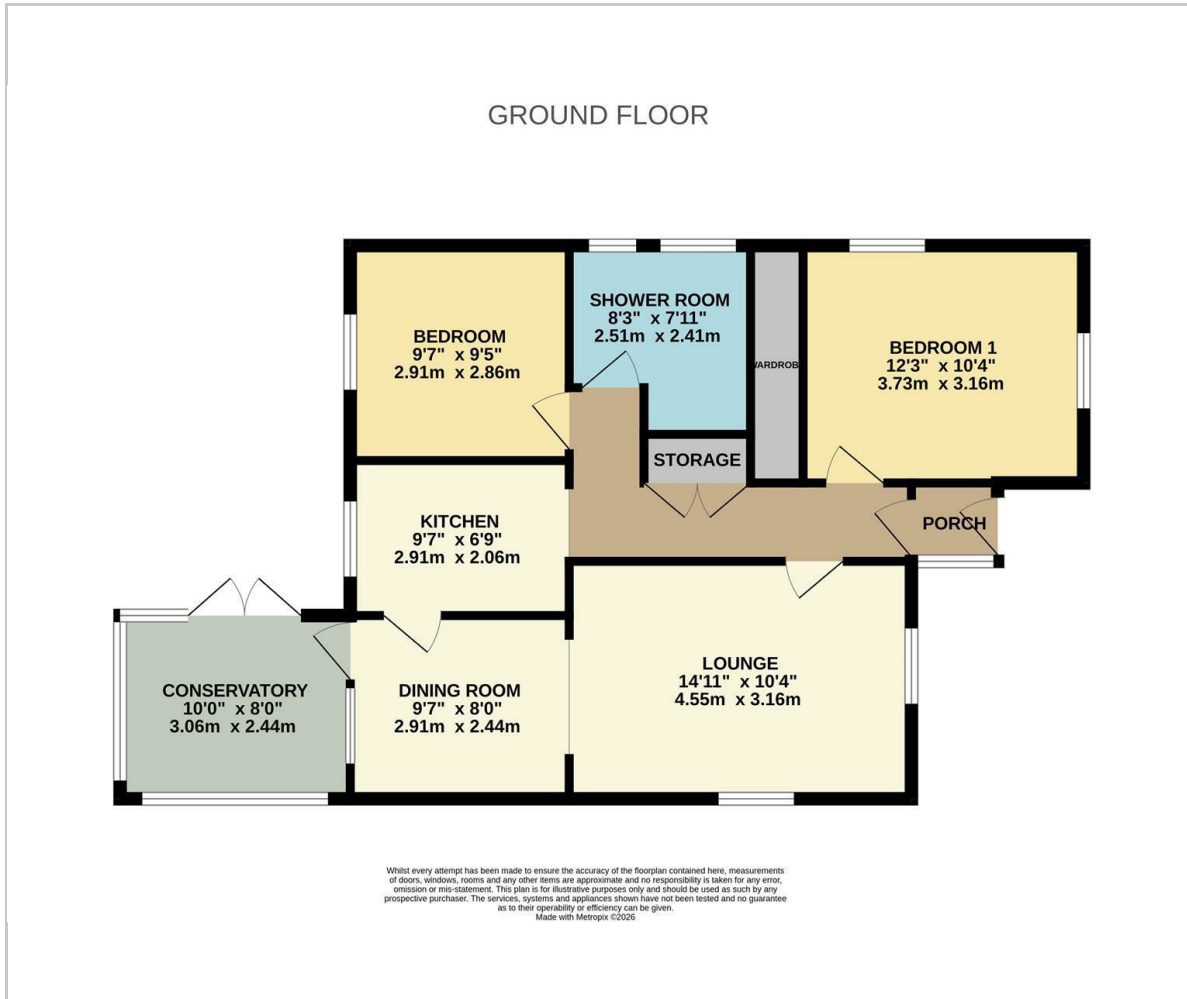
Shower Room  
8'3 x 7'11 (2.51m x 2.41m)

Conservatory  
10" x 8" (3.05m x 2.44m)

Garden Workshop



## Floor Plan



## Viewing

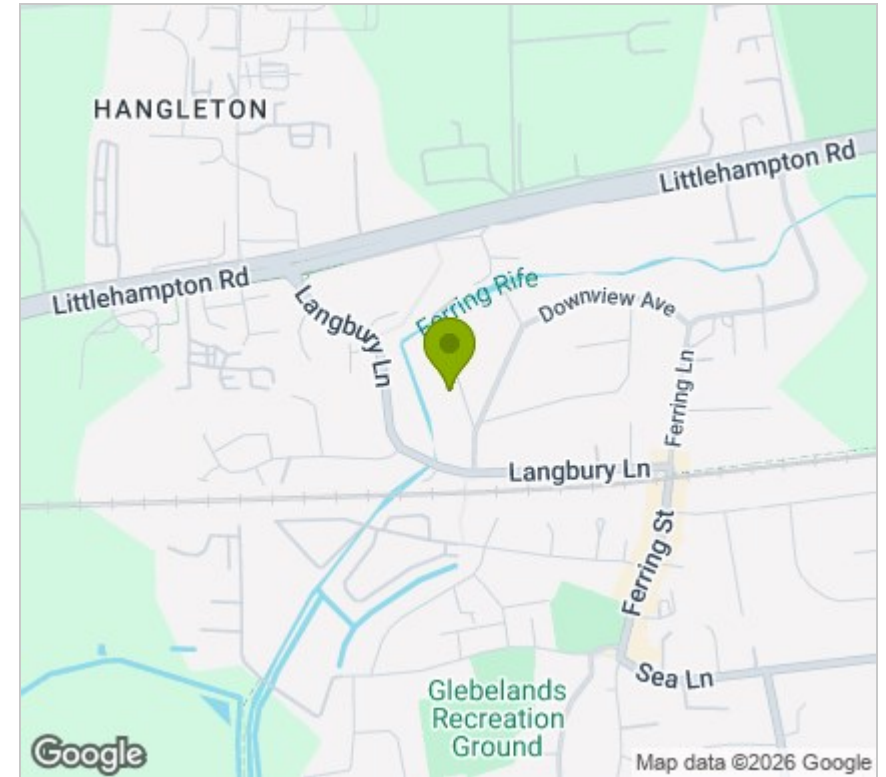
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

