

The view from the master bedroom balcony

SOUTH FERRING, WEST SUSSEX

1 The Strand

A detached coastal home on a substantial quarter-acre plot by the beach, surrounded by nature, with panoramic sea views from the first floor.

- Substantial ¼ acre plot
- Sought-after seaside location
- Stunning panoramic sea views
- Surrounded by nature
- Excellent transport links
- **No onward chain**

GUIDE PRICE £1,295,000

4	¼ acre	Double	Studio	1 min
BEDROOMS	WALLED GARDEN	GARAGE	OR OFFICE	TO THE BEACH

THE HOUSE

A coastal home by the beach

Set on a substantial quarter-acre plot by the beach, surrounded by nature and close to the River Rife, this detached coastal home combines spacious, light-filled interiors with panoramic sea views from the first floor. Positioned on a peaceful private lane in South Ferring, the house has a flexible arrangement of four bedrooms, one currently used as a cinema room, together with generous reception spaces, a master suite with a balcony, and a detached double garage.

The ground floor is arranged around a welcoming entrance hall. At the rear, the spacious sitting room and adjoining dining room overlook the south-facing garden, with bi-fold and French doors opening onto a raised terrace. Broad windows and a skylight bring natural light into the living spaces, and a further sitting area with a feature fireplace provides a quiet place to read or relax.

The kitchen has extensive cabinetry and work surfaces, a fitted oven and gas hob. An adjoining utility room and walk-in pantry provide further storage and practical space, with access to the garden.



Sitting room 9.40 × 4.83 m (30′10″ × 15′10″)



Dining room 5.99 × 4.98 m (19′8″ × 16′4″)



Kitchen 7.15 × 3.58 m (23′5″ × 11′9″)

FIRST FLOOR

The master suite

Overlooking the fabulous garden, the master suite occupies the first floor and includes a dressing area, en suite shower room and ample space for seating. Rooflights and broad glazing fill the room with natural light, while doors open onto a balcony with panoramic views towards the sea.



Master bedroom 10.89 × 5.22 m (35′9″ × 17′2″)



Master bedroom balcony with panoramic views towards the sea



En suite shower room

GROUND FLOOR

Bedrooms and bathrooms

Two bedrooms are positioned on the ground floor, alongside the cinema room/fourth bedroom, a flexible layout that offers scope for guest accommodation or a home office. The spacious family bathroom includes a freestanding claw-foot bath and walk-in shower, with a second WC cloakroom in the hall.



Bedroom two
5.13 × 3.99 m (16′10″ × 13′1″)



Bedroom three
2.99 × 2.74 m (9′10″ × 9′)



Bedroom four / cinema room
3.80 × 3.33 m (12′5″ × 10′11″)



Family bathroom
Claw-foot bath and walk-in shower

OUTSIDE

The private walled garden

The private walled garden is a particular feature of the property. A generous lawn is framed by established trees and shrubs, with several terraces and seating areas offering places to entertain, dine and relax. A summer house and hot tub add to the garden's appeal, while the detached studio provides adaptable space for hobbies or creative pursuits and can also be used as an office.

With good all-round access, a large forecourt and detached double garage provide parking and storage, with additional parking at the rear of the property.



The garden a generous lawn framed by established trees and shrubs



The terrace
a place to entertain and dine



The lawn
and summer house



Studio / office
4.24 × 2.49 m (13′11″ × 8′2″)

LAYOUT

Floor

Total area approx. 287.5 sq m (3,094.6 sq ft)
Illustrative only. All measurements are approximate.



Total area: approx. 287.5 sq. metres (3094.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCATION

Ferring

The property lies in the sought-after village of Ferring, set near the cultural town of Worthing on the West Sussex coast, just yards from the beach, its attractive beach huts and the Bluebird Café. The village has a busy community with local shops, cafés and restaurants, a village hall and everyday amenities, while the surrounding coastline and nearby South Downs offer wonderful walking. Worthing provides a wider range of shops, leisure facilities and schooling, and the charming market town of Arundel is also close by. Nearby Goring-by-Sea station offers a direct rail link to London.



Beach huts along the seafront at Ferring

Getting around

Local buses	**At the lane entrance**
Nearest shops	**5 min walk**
Village centre	**0.9 miles**
Goring-by-Sea station	**2 miles**
Worthing	**4 miles**

Property details

Tenure	**Freehold**
Council tax	**Band F**
EPC rating	**C**
Chain	**No onward chain**

Arrange a viewing

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These particulars are a guide only and do not form part of any offer or contract. Measurements and floor plans are approximate and for illustration. Buyers should make their own enquiries about the property, its services and its fittings.