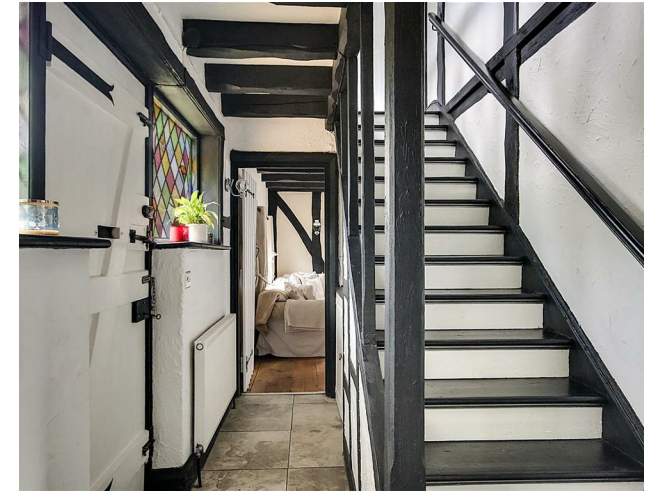




Tudor Cottage 22 Sea Lane, Ferring, Worthing, BN12 5DU

Price £625,000

bacon and company
Estate and letting agents



A fantastic opportunity to purchase this feature four bedroom detached family home. Located in highly sought after Ferring with local shops, schools and restaurants on the door step. Tudor Cottage offers plenty of character and versatile accommodation which briefly comprises, entrance hall, living room, lounge/dining room, cloakroom/Wc, snug/office and a modern grey shaker style kitchen. To the first floor there are four bedrooms and bathroom/Wc. Externally there is a West aspect rear garden, sweeping gravelled private driveway providing off road parking and giving access to the garage. Internal viewing is considered essential to appreciate this feature home.

- Detached Family Home
- 4 Bedrooms
- Living Room
- Lounge/Dining Room
- Modern Kitchen
- West Aspect Rear Garden
- GF Wc & Snug/Office
- No Ongoing Chain



Property Information

We understand Tudor Cottage was built between 1925 and 1935, being first evident in 1932 on an ordnance survey map. The property is part brick cavity construction and part timber framed.

Front door with feature stained glass windows either side opening to:

Entrance Hall

Tiled floor. Radiator. Built in double cupboard housing electric meter with painted shelf above. Staircase rising to the first floor. Three wall light point points. Central heating thermostat.

Living Room

4.84 x 3.65 (15'10" x 11'11")

Varnished wood floor. Painted brick chimney breast with fitted electric fire and hearth. Double glazed leaded light window to front and side. Radiator. Four wall light points. Door to;

Lounge / Dining Room

5.84m x 3.12m (19'2 x 10'3)

A spacious and light room of timber construction with four double glazed leaded light windows and matching double doors over looking the rear garden. Further double glazed leaded light window and double glazed door to side providing further access to the rear garden. Painted floorboards. Radiator. Door to Wc and opening to snug/office.

Cloakroom/Wc

Low-level flush WC. Part wood painted panel walls. Parked tiled walls. Corner wall mounted wash hand basin. Heated towel radiator. Tiled floor.

Snug / Office

4.08 max x 2.92 (13'4" max x 9'6")

Painted floorboards. Radiator. Feature decorative aga. Door to hall.

Modern Kitchen

5.04 x 2.88 (16'6" x 9'5")

A modern kitchen comprising of grey shaker style cupboards and drawers. A excellent range of work surfaces with inset stainless steel sink. Range of matching wall cupboards. Three full height units housing fridge, freezer, boiler and luxury pull out storage shelves. Space for range master five burner cooker with matching extractor above. Integrated dishwasher and washing machine. Leaded light window and door to garage. Double glazed leaded light windows overlooking the front and rear gardens. Radiator.

First Floor Landing

Double glazed leaded light window. Painted floorboards. Access hatch to loft space.

Bedroom One

3.79 x 3.11 (12'5" x 10'2")

Double glazed leaded light windows to side and rear. Radiator. Built in wardrobe. Painted brick fireplace with ornamental recess.

Bedroom Two

3.57 x 3.13 (11'8" x 10'3")

Double glazed leaded light windows to rear. Painted floorboards. Painted brick fireplace with ornamental recess. Radiator. Built in cupboard with cupboard above.

Bedroom Three

2.96 x 2.73 (9'8" x 8'11")

Double glazed leaded light window to rear. Radiator. Painted part wood panelled walls.

Bedroom Four

2.70 x 2.51 (8'10" x 8'2")

Double glazed leaded light window to front. Painted floorboards. Painted part wood panelled walls.

Bathroom/Wc

2.30 x 2.89 narrows to 1.86 (7'6" x 9'5" narrows to 6'1")

Suite comprising shaped Jacuzzi bath with shower screen and shower above, pedestal wash hand basin and low level flush WC. Two double glazed leaded light windows. Part tiled walls. Wall mounted chrome towel radiator.

West Aspect Rear Garden

Laid to lawn with attractive coloured slate area providing an entertaining area. Stocked borders. Timber summer house. Vegetable patch. Gate to front.

Private Driveway / Front Garden

Gravelled are providing offer road parking for several vehicles. Planted borders. Gate providing access to the rear garden.

Garage

5.56m x 3.15m (18'3 x 10'4)

with up and over door. Personal door to the rear garden and window to side.

Required Information

Council tax band: F

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

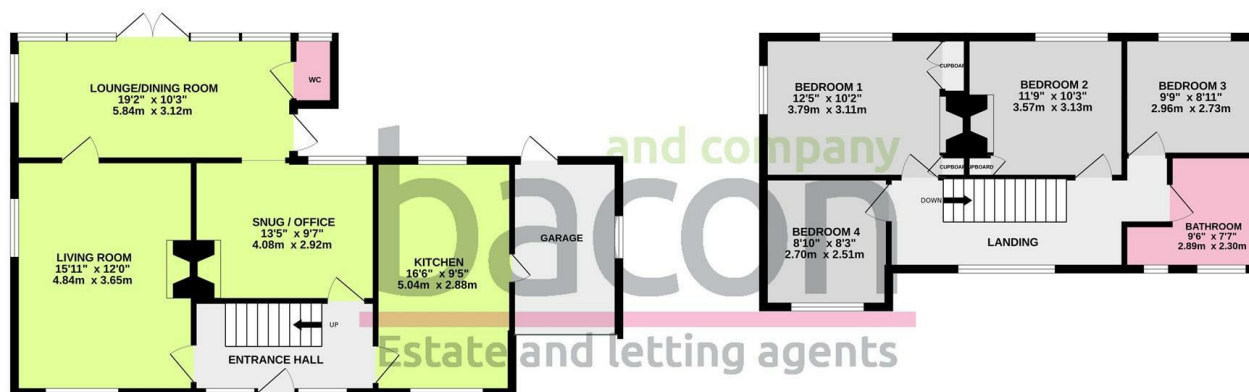






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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