



**South Drive, Ferring, Worthing, BN12**

**£675,000**



**Property Type:** Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Well Presented Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Bathroom & En Suite Shower Room
- Private Rear Garden & Gated Front Garden
- 150 Yards from Ferring Seafront
- Close To Local Bluebird Cafe
- Off Road Parking
- Garage

We are delighted to present this exceptional detached bungalow, beautifully appointed to offer elegant and refined coastal living. The property features two generous bedrooms, including a luxurious principal suite with ensuite shower room, a stylish family bathroom, two impressive reception rooms, a modern fitted kitchen, and a light-filled conservatory. Externally, the home benefits from ample off-road parking, a garage, a private rear garden, and a gated, south-facing frontage enhancing its kerb appeal. Situated on South Drive, one of West Sussex's most prestigious coastal addresses, the property is just moments from the shoreline at Ferring seafront, offering an enviable seaside lifestyle.





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### **INTERNAL**

The front door opens into a welcoming entrance hall, featuring attractive wooden beams and a charming seating area. A stable door leads into the first reception room, complete with a fireplace surround, dual-aspect windows, and doors opening into the second reception room, creating an ideal space for both relaxation and entertaining. The property offers two well-proportioned bedrooms, with the principal bedroom benefitting from an ensuite shower room, fitted wardrobes, and a dedicated dressing area. The second bedroom also features built-in wardrobes, providing excellent storage. The modern fitted kitchen is appointed with a range of wall and base units, integrated oven and microwave, induction hob, integrated dishwasher, space for a washing machine, and a sink with drainer. A door leads through to the conservatory, offering additional living space and garden access. The main bathroom is stylishly fitted with a shower cubicle, WC, wash hand basin with storage below, and contemporary finishes throughout. The bungalow benefits from a loft room with windows, this can be accessed via the pull down loft ladder. Potential for conversion subject to normal planning consent.

### **EXTERNAL**

To the front of the property, there is ample off-road parking leading to the garage, which benefits from an electric roller door. The front garden is mainly laid to lawn and beautifully complemented by established flowers, shrubs, and a mature tree, creating an attractive approach. The rear garden offers a private and well-maintained outdoor space, featuring a lawned area, patio, and a raised terrace ideal for outdoor seating and entertaining. There is also a raised pond and a variety of established plants and borders. A door provides convenient access to the garage, which benefits from power and additional storage space.

### **SITUATED**

South Drive is widely regarded as one of West Sussex's most prestigious coastal addresses, celebrated for its exceptional blend of exclusivity, tranquillity, and timeless seaside allure, benefiting from beach access via public footpath. Residents enjoy an enviable lifestyle that balances privacy



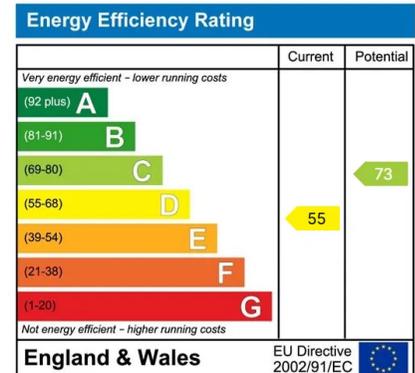


Approximate total area<sup>(1)</sup>  
 1155 ft<sup>2</sup>  
 107.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.