



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



3 Kilham Way  
, Ferring, BN12 6FJ

Guide price £425,000

Freehold Council Tax Band E



We are delighted to bring to the market this four bedroom detached family home in a favoured small development in Ferring being offered for sale with NO CHAIN

In brief the accommodation comprises spacious entrance hall with ground floor cloakroom, lounge, under stairs storage cupboard, large kitchen/diner, utility room, four bedrooms with the master having an en-suite and a modern fitted family bathroom. There is ample off road parking and a larger than average garage.

The rear garden is a particular feature of the property being laid to paving with artificial lawn. Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size of this family home.

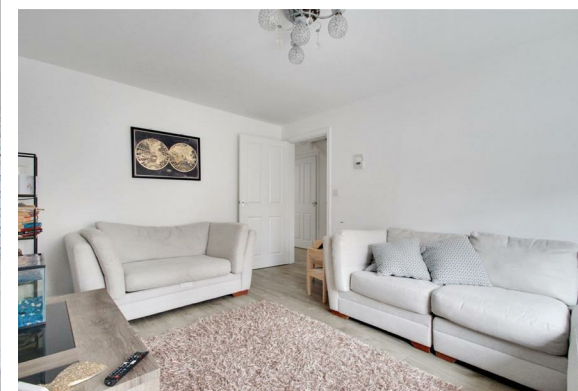
Situated in Kilham Way, the property is ideally located for local shops at Asda which cater for every day needs. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities and buses also serve the area.

Entrance hall  
19'6 x 6'1 (5.94m x 1.85m)

Lounge  
14'9 x 10'7 (4.50m x 3.23m)

Ground floor W.C.

Kitchen/dining room  
17'3 x 10'9 (5.26m x 3.28m)





First floor landing

Bedroom one  
12'4 x 10'1 (3.76m x 3.07m)

En-suite shower room

Bedroom two  
10'8 x 10'0 (3.25m x 3.05m)

Bedroom three  
6'8 x 10'9 (2.03m x 3.28m)

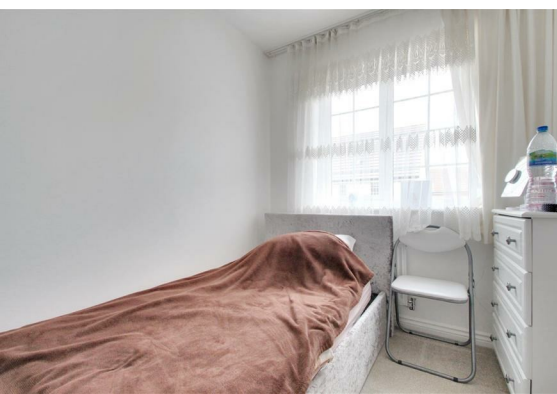
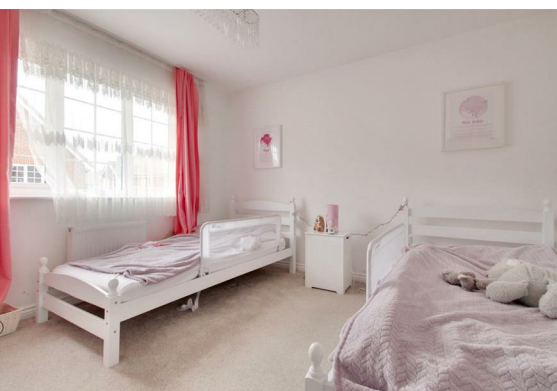
Bedroom four  
6'7 x 6'11 (2.01m x 2.11m)

Family bathroom  
5'10 x 6'6 (1.78m x 1.98m)

Off road parking

Large garage  
19'4 x 9'6 (5.89m x 2.90m)

Rear garden



## Floor Plan



## Viewing

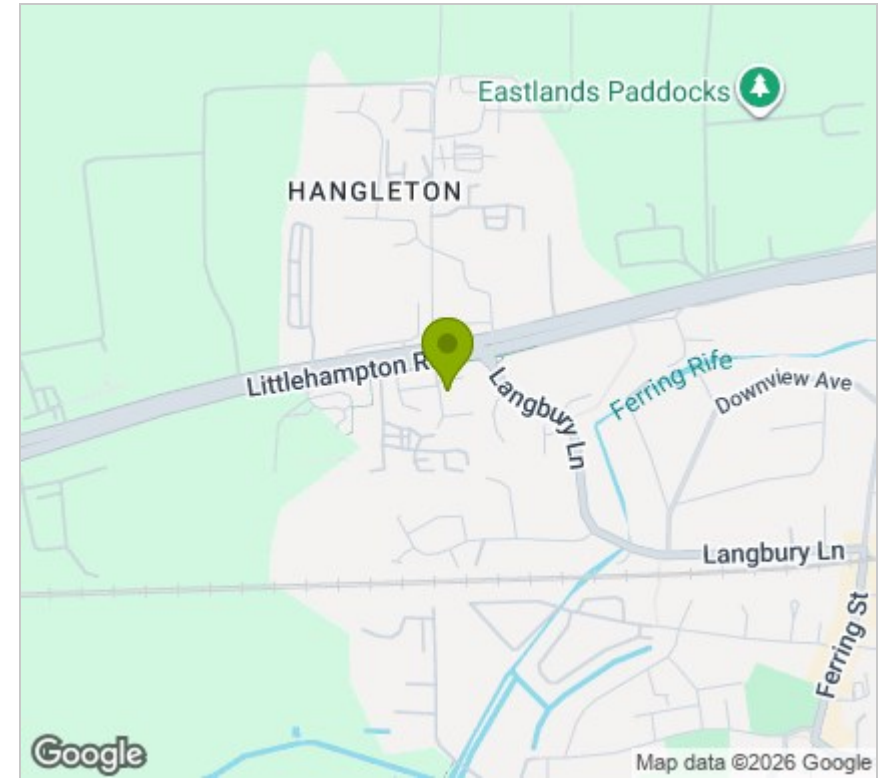
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

