



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



3 Hollyhocks Brook Lane

Ferring, Worthing, BN12 5JD

Offers over £400,000

Freehold Council Tax Band D



A beautifully presented two bedroom detached house situated in this quiet cul-de-sac position in favoured South Ferring, boasting views of Highdown.

In brief, the accommodation comprises entrance hall, ground floor cloakroom with plumbing for washing machine, kitchen/breakfast room, open plan lounge/diner with doors onto the rear garden.

To the first floor there is access to loft space, two double bedrooms with bedroom one having a fitted wardrobe with double hanging rail and an ensuite. There is also a first floor family bathroom.

Externally, there is allocated parking to the front of the property, whilst the rear garden is laid predominantly to lawn, with Indian sandstone patio, and a shed. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely home.

Situated at the end of Brook Lane, the property is located close to Ferring village centre which cater for everyday needs. The nearest mainline railway station is Goring-by-Sea, and regular buses serve the area.

Please contact the vendor's sole agent to arrange a private viewing tour.

**Entrance hall**  
14'10 x 3'11 (4.52m x 1.19m)





Ground floor w/c with plumbing for washing machine  
7'0 x 3'1 (2.13m x 0.94m)

Modern fitted kitchen/breakfast room  
10'3 x 5'11 (3.12m x 1.80m)

Lounge/diner  
24'9 narrowing to 17'7 x 13'4  
narrowing to 8'1

Stairs to first floor landing

Access to loft space via pull down ladder

Large airing cupboard

Bedroom one with pleasing  
downland views  
11'4 x 10'2 (3.45m x 3.10m)



En-suite shower room  
8'7 x 2'7 (2.62m x 0.79m)

Bedroom two  
9'7 opening to 13'6 x 10'2

Family bathroom  
6'8 x 6'0 (2.03m x 1.83m)

Allocated parking space

Rear garden



## Floor Plan



## Viewing

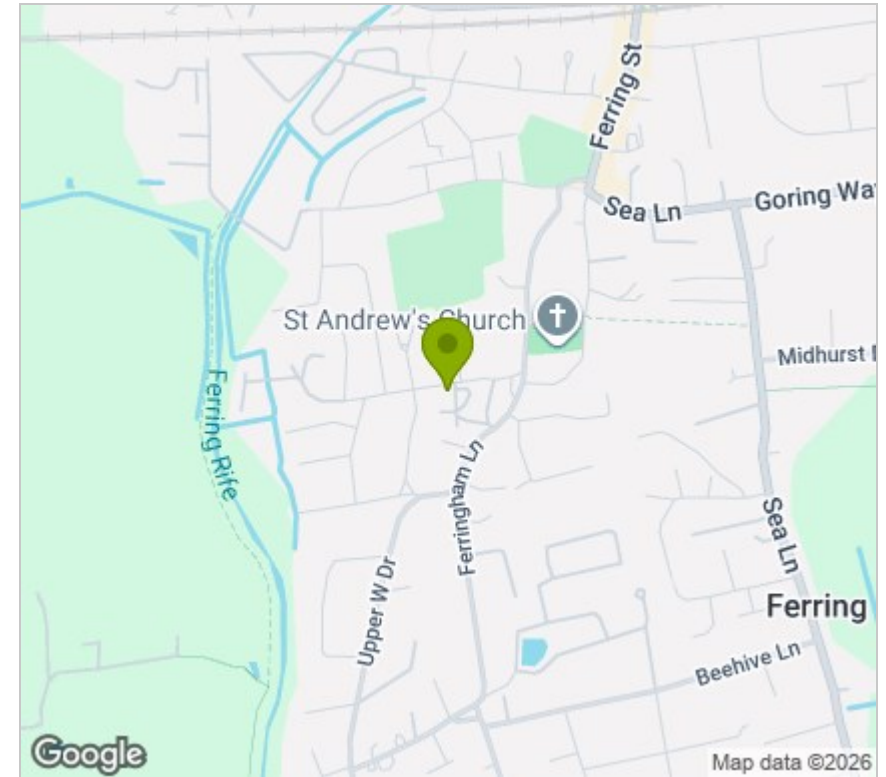
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

