

Little Paddocks, Ferring, Worthing BN12 5NH

Guide Price **£500,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached House
- Full of Character & Charm
- Three Bedrooms
- Kitchen/Diner
- Lounge & Sun Room
- Exclusive Private Estate
- South Facing Rear Garden
- Garage & Off Road Parking
- In Need of Modernisation
- Chain Free

A charming and characterful 1930's detached home, enviably positioned within the highly sought-after private estate of Little Paddocks, Ferring and offered to the market chain free. This home has three bedrooms, an extended lounge, kitchen/diner and a sun room, this appealing property provides a wonderful opportunity to modernise and create a home perfectly tailored to individual tastes. The south-facing rear garden is a particular highlight, complemented by off-road parking and a garage.





INTERNAL

Stepping inside, the property immediately reveals its character and potential. The entrance porch leads through to the kitchen/diner, which provides a practical and sociable space with plenty of scope for updating and creating a contemporary kitchen tailored to modern living. From here, the accommodation flows naturally into the extended dual-aspect lounge, a generous and inviting reception space enjoying lovely views across the south-facing rear garden. Sliding doors provide a seamless connection with the garden, allowing the room to be filled with natural light and creating an ideal setting for both relaxing and entertaining. A further step down leads into the sun room, a delightful additional reception space which enjoys a wonderful outlook over the garden. This versatile room offers the perfect spot for morning coffee, reading or simply enjoying the changing seasons from the comfort of indoors. The first floor provides three bedrooms, offering plenty of flexibility for family living, guests or home working. The accommodation is completed by a family bathroom.

EXTERNAL

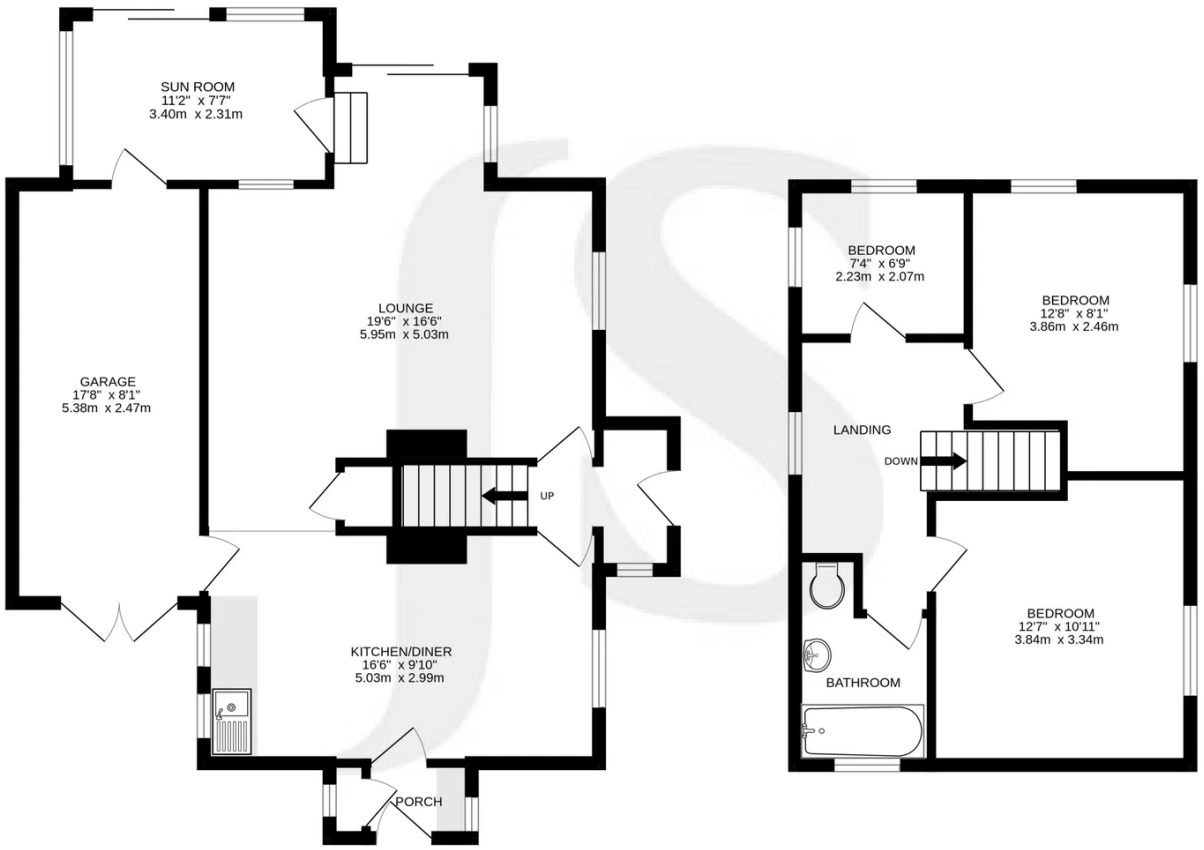
The south-facing rear garden is undoubtedly one of the property's most appealing features, enjoying a lovely sunny aspect and offering a peaceful and private outdoor retreat. The garden is well established, with an abundance of mature shrubs, colourful flowers and established planting creating a wonderfully green and secluded setting. The garden offers plenty of scope for keen gardeners or those wishing to create their own outdoor haven. To the front, a lawned garden with established shrub borders provides an attractive approach to the property and enjoys a pleasant outlook over Little Paddocks. A driveway provides off-road parking and leads to the integral garage which is also access via the kitchen and sun room. Overall, the outside space complements the property beautifully and provides considerable potential for further enhancement.

SITUATED

Little Paddocks is a highly sought-after private estate within the desirable coastal village of Ferring, offering a peaceful and established setting with a wonderful sense of community. The property enjoys an attractive position overlooking the charming Little Paddocks Green, where mature trees and a tranquil pond create a picturesque village backdrop. Ferring is renowned for its appealing blend of village and coastal living, with local shops, cafés and everyday amenities close by, while the beautiful beach is also within easy reach. The popular Bluebird Café is nearby, while scenic walks along Ferring Rife lead towards Highdown, and the beachfront path along Patterson's Walk provides a delightful route towards Goring-by-Sea and Worthing. For commuters, Goring-by-Sea railway station is approximately 1.6 miles away, offering direct services towards London Victoria and Brighton, with local bus services also available nearby. Excellent road links provide easy access to neighbouring towns and the wider Sussex coast. With its peaceful surroundings, coastal setting and excellent amenities and transport links, Little Paddocks truly captures the very best of coastal West Sussex.

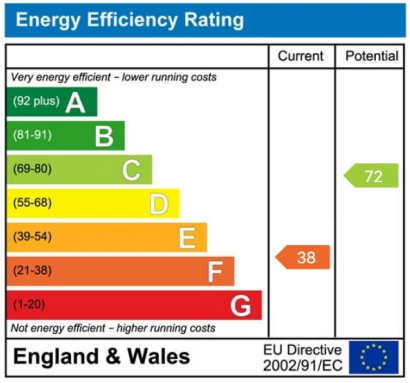
GROUND FLOOR

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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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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