Robert Luff & Co

Littlehampton Road, Ferring, Worthing

Freehold - Offers Over £650,000

4

2

2

C



Description

We are delighted to offer this Beautifully presented largely extended Detached Bungalow which has been finished with high quality throughout and feels like a brand new property throughout. It is situated in the sought after location of Ferring and the South Downs National Park is across the road. The mainline train station serving London, Brighton & Southampton is close by and the Sea can be found in approximately 1.7 miles and has good local amenities in Ferring and a nearby superstore with a bus route also being nearby.

The Property itself has a fantastic reception hall that leads to the reception area where you have a fully fitted kitchen with Bosch appliances, dining area, sitting room and folding doors that open onto the good size south facing rear garden, which creates a wonderful entertaining area. There are four bedrooms with one currently being used as an office. The master bedroom has a luxury en suite shower room/w.c and there is an equally high class bathroom, with large walk in shower and w.c. There is also a cloakroom/w.c and a utility room.

Outside is a good size front garden, long driveway leading to a 23'5" (7.14m) length garage. To the rear the large private South facing garden which has a big L-shaped patio and a decent size lawn area which is enclosed by fencing.

To fully appreciate this incredible home it MUST be viewed to be fully appreciated.

AI-generated visualisation showing the potential appearance of the front and rear gardens with lawn and fencing added. These are for illustration purposes only and the seller will be getting these added in due course.



Key Features

- Stunning Detached Bungalow
- Four Bedrooms
- Large South rear garden
- Impressive Reception and Entertaining Areas
- Ferring Location
- EPC Rating - C
- Freehold
- Council Tax Band - E
- No Chain
- Viewing Essential





robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert Luff & Co







Front Door
to

Reception Hallway
Smooth ceilings, cupboard with electric circuit breaker fuse box, herringbone style flooring, radiator, smooth ceiling, smoke alarm and spotlights, access to loft space

Cloadroom/ WC
Low level WC, obscured double glazed window, wash hand basin with cupboard below, smooth ceiling

Kitchen/ Dining Room
5.35 x 5.57 (17'6" x 18'3")
Fitted kitchen with BOSCH appliances including gas hob, extractor, fitted double oven and microwave, large tall fridge and freezer, dishwasher, atrium skylight, folding doors to garden, two tall radiators, smooth ceiling with spotlights, herringbone style flooring, opening to

Living Room
5.63 x 3.32 (18'5" x 10'10")
Two double glazed windows, tall radiator, herringbone style flooring, smooth ceiling

Bedroom One
4.95 x 3.56 (16'2" x 11'8")
Double glazed bay window, radiator, smooth ceiling, door leading to

En-suite shower W/C
Walk in double shower with drench head and screen and tiled walls heated towel rail, low level WC, wash hand basin set in unit

Bedroom Two
4.25 x 3.31 (13'11" x 10'10")
Double glazed window, radiator, smooth ceiling

Bedroom Three
4.21 x 3.16 (13'9" x 10'4")
Radiator, double glazed bay window, smooth ceiling

Bedroom Four/ Study
3.17 x 2.75 (10'4" x 9'0")
Velux skylight, radiator, smooth ceiling

Bath/ Shower Room/w.c
2.45 x 2.67 (8'0" x 8'9")
Shaped bath with mixer tap and shower attachment, walk in double shower cubicle with drench head, wash hand basin and lower level WC set into unit, obscured double glazed window, tilled walls, smooth ceiling with spotlights, and extractor fan

Utility Room
4.7 x 1.3 (15'5" x 4'3")
Accessed from rear garden, radiator, plumbing and space for washing machine, double glazed door

Front Garden
Laid to large shingle drive, enclosed by fencing, side access, lawned

Garage
7.14 x 2.76 (23'5" x 9'0")
Double glazed door to rear, power and light.

South Rear Garden
Large panelled raised patio, shingle boarders, fencing, lawn and trees to be added before completion

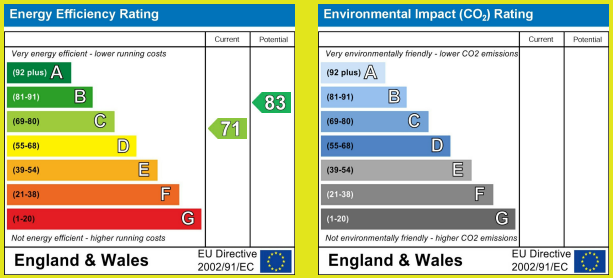
Estate Agent Note
Anti-Money Laundering (AML) checks
We are required to complete Anti-Money Laundering (AML) checks for all clients involved in a transaction. A fee is payable for these checks, which we collect securely through our approved third-party platform. The fee will be confirmed to you before payment is requested, typically £30 plus vat per person unless more detailed checks are required. AML checks cannot be carried out until payment has been received.
Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed. Failure to make payment may result in delays progression of your transaction.
Artificial intelligence and Photography
Some images, floor plans, or descriptions associated with this property listing may have been created, enhanced, or digitally staged using artificial intelligence (AI) tools for illustrative and marketing purposes only. While every effort is made to represent the property accurately, AI-generated visuals may not faithfully reflect the exact dimensions, layout, finishes, structural condition, or physical features of the property. Prospective buyers/tenants are strongly advised to inspect the property in person and rely upon their own physical survey, legal representation, and official property particulars before entering into any transaction or contract.



Floor Plan Littlehampton Road



Total area: approx. 160.7 sq. metres (1729.9 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert Luff & Co