



Green Park, Ferring, Worthing, BN12

£650,000



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Council Tax Band: E

- Detached Cottage Style House
- Three Bedrooms
- CHAIN FREE
- Modern Kitchen
- Two Reception Rooms
- Ground Floor WC
- Landscaped South Facing Rear Garden
- Off Road Parking & Garage
- Quiet Residential Cul-de-Sac
- Close To Ferring Local Shops

We are delighted to present this well-appointed, detached cottage style home to the market. The property offers generous accommodation throughout, including three double bedrooms, two versatile reception rooms, modern fitted kitchen, ground floor WC, family bathroom and a useful utility area. Outside, the home boasts a beautifully landscaped, south facing rear garden, along with off road parking and a garage. The property is also offered to the market chain-free, providing a smooth and straightforward purchase opportunity.





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INTERNAL

The front door opens into a welcoming entrance hall with access to all ground-floor rooms and a convenient WC. To the front of the property is a modern, refitted kitchen, complete with matching wall and base units and integrated appliances including a dishwasher, under-counter fridge and freezer, washing machine, oven, gas hob, wine fridge and sink with drainer. A door from the kitchen leads through to the utility lean-to. The ground floor also offers two bright and spacious reception rooms, both enjoying dual-aspect windows and direct access to the rear garden via glazed doors. The first floor, benefits from a large landing with a walk in wardrobe/cupboard. There are also three well-proportioned double bedrooms. Bedroom Two benefits from fitted cupboards and delightful views of the Downs, while the primary bedroom offers a dual-aspect with windows facing south and west. The family bathroom comprises a bath with overhead shower, wash hand basin, and WC.

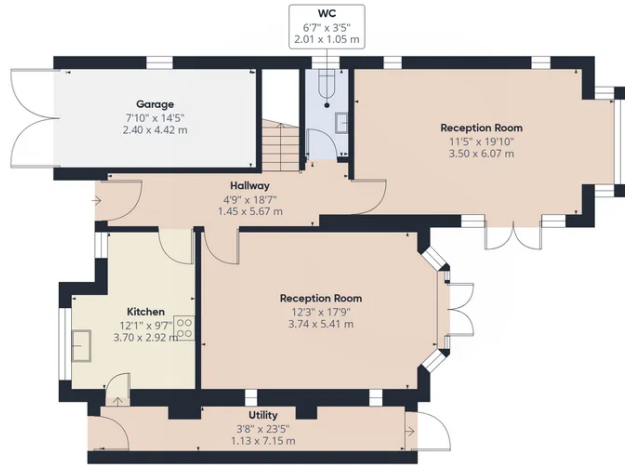
EXTERNAL

The rear garden is private and intimate, which has been created by a variety of plants, shrubs and hedges. The garden has been beautifully landscaped and enjoys a desirable south-facing aspect. It features a spacious patio area with a pergola draped in wisteria, as well as a decked section with a hot tub and ample room for outdoor furniture. The remainder of the garden is laid to lawn, complemented by a raised rockery and an array of well-established shrubs, trees, and hedging. To the front, the property offers off-road parking leading to the garage. There is also an area laid to lawn with attractive floral borders and mature hedges, along with a timber gate providing side access and a door leading into the lean-to.

SITUATED

Situated in a picturesque and peaceful cul-de-sac, the house is within easy walking distance of Ferring Village, which offers a wide range of amenities including a doctors' surgery, dentist, vets, library, deli, farm shop, Co-op, and various other local facilities. Ferring benefits from two small shopping parades, both served by frequent bus routes providing convenient access to Worthing town centre, approximately 3.8 miles away. The nearest railway station is Goring-by-Sea, located just over half a mile away, while additional bus services run nearby along Ferring Street.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1479 ft²
137.6 m²

Reduced headroom

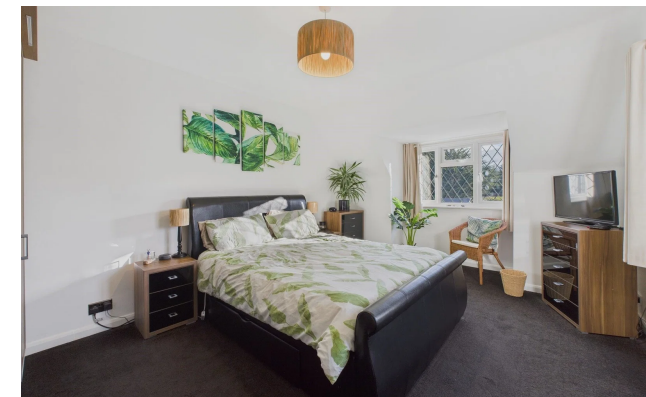
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.