



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958655

e: salesenquiries@jamesandjamesea.co.uk

50B | Ferring Street | Worthing | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



14 Foamcourt Way

, Ferring, BN12 5RD

Guide price £500,000

Freehold Council Tax Band E



**** Guide Price £500,000 - £525,000 ****

We are delighted to offer for sale this deceptively spacious detached bungalow, ideally situated in a highly sought after position within South Ferring.

The accommodation comprises entrance hall leading to a dining room with feature fireplace and sliding doors opening onto patio area, as well as a bright dual aspect living room. There are two double bedrooms, both enjoying fitted wardrobes, a well appointed kitchen/breakfast room with a range of base and eye level units, a modern fitted shower room, and a separate W/C.

In addition, there is access to a carpeted loft room with a Velux window, accessed via a pull down loft ladder, ideal for use as a hobbies room or additional storage space. This area also offers scope for further improvement or conversion, subject to the necessary planning consents.

Externally, the property occupies a generous plot with a beautifully kept front lawn and a driveway providing off road parking for multiple vehicles, leading to a garage with an up and over door and personal side access to the garden. The rear garden offers a high degree of privacy and is mainly laid to lawn with a patio seating area and a profusion of mature trees and shrubs.

While requiring modernisation, the property offers exciting scope to create a fantastic family home through refurbishment, extension or loft conversion (subject to the necessary planning consents).

Further benefits include gas fired central heating, double glazing, and the property is being offered for sale with no forward chain.

Spacious Entrance Hall

Fitted Kitchen/Breakfast Room 12'6 x 9'2 (3.81m x 2.79m)





Dining Room With Sliding Door To Front Patio
17'7 x 11'11 (5.36m x 3.63m)

Dual Aspect Living Room
14'8 x 11'11 (4.47m x 3.63m)

Bedroom With Fitted Wardrobes
12'5 x 11'5 (3.78m x 3.48m)

Bedroom With Fitted Wardrobes
12'6 x 10'1 (3.81m x 3.07m)

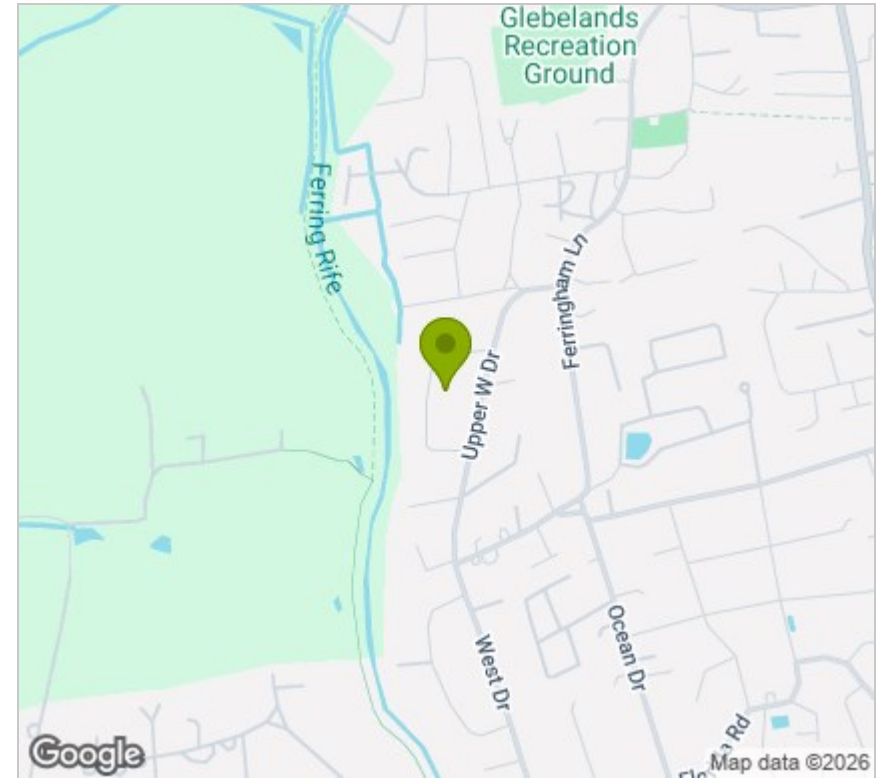
Garage With Up & Over & Personal Door
20'2 x 9'3 (6.15m x 2.82m)



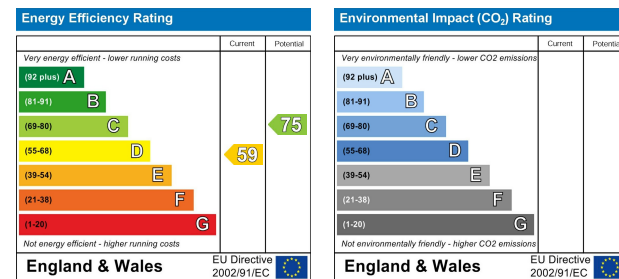
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.



www.jamesandjamesea.co.uk

Company No. 12642413