FERRINGHAM LANE

FERRING

MAXWELL HARRINGTON



Maxwell Harrington is delighted to offer for sale this impressive 2,493 sq ft four double bedroom detached house, ideally situated within walking distance of South Ferring Beach.

Newly refurbished throughout, this substantial home combines generous, well-proportioned accommodation with a fresh, contemporary finish, making it an ideal choice for families and those seeking a spacious coastal lifestyle.

At the heart of the property is an impressive open-plan kitchen/dining room measuring approximately 25' x 23', creating a superb space for everyday living, entertaining and family gatherings. The kitchen is beautifully appointed with elegant marble worktops, a traditional Butler sink and a boiling water tap, alongside a range of integrated appliances including an American-style fridge freezer, dishwasher and washing machine. Stylish Karndean flooring, under-unit lighting and contemporary downlighters complete the space, creating a refined yet practical environment for modern living.

A separate living room, measuring approximately 15' x 11'11", provides a comfortable retreat, complemented by an adjoining study, ideal for home working or a quiet reading space. A utility room/WC completes the ground-floor accommodation.

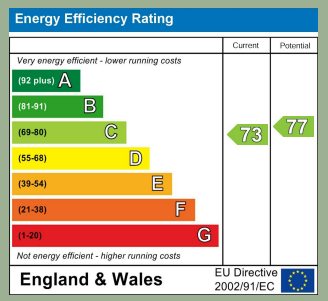
On the first floor, there are four well-proportioned double bedrooms, including a principal bedroom with its own en-suite bathroom, providing an added touch of comfort and privacy.

Outside, the property benefits from a south-facing wraparound garden, offering a wonderful setting for outdoor dining, relaxation and enjoying the sunshine. A private driveway provides off-road parking for two vehicles, while the substantial garage, measuring approximately 21'2" x 13'7", offers excellent storage or potential for a variety of alternative uses, subject to any necessary consents.

The property occupies a particularly appealing position along a private road shared by just five residents, creating a more secluded setting while remaining within easy walking distance of the beach.

The sought-after village of Ferring combines a charming, established character with a strong sense of community. The village benefits from two convenient shopping parades, both well served by local bus services, providing easy connections to nearby areas and Worthing town centre. Excellent road and rail links make the surrounding towns and cities readily accessible, with mainline services offering direct routes towards Hove, Brighton, London and Gatwick, as well as destinations further afield. At the heart of the village, residents have a wide range of everyday amenities close at hand, including a doctors' surgery, dentist, village hall, Co-op, veterinary practice and library. There is also a good selection of places to eat and socialize, including Andalucia, Rassasy Deli and The Orange Tree Café & Bar.

GUIDE PRICE £1,000,000









- 2493 sq ft property
- Four double bedrooms
- Living room 15' x 11'11
- Study
- 21'2 x 13'7 Garage
- Detached House
- Open plan Kitchen/Diner 25' x 23'
- En-suite to primary bedroom
- Utility room / WC
- Within walking distance of South Ferring beach






Classy
&
Fabulous



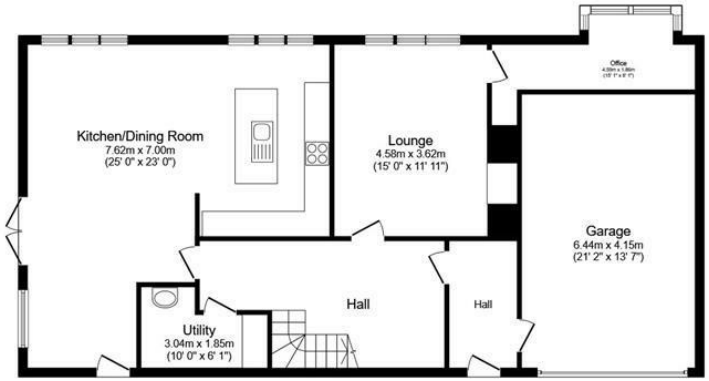












Ground Floor



First Floor

Total floor area: 231.5 sq.m. (2,493 sq.ft.)

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