WEST DRIVE

FERRING

MAXWELL HARRINGTON



Maxwell Harrington are delighted to offer for sale this exceptional 2129 sq ft three-bedroom detached chalet bungalow, enviably situated on the highly regarded West Drive in South Ferring, just a short walk from the beach. Occupying a substantial 0.23-acre plot, this impressive residence combines generous and versatile accommodation with beautifully secluded gardens and a 228 sq ft two room cabin.

The property is approached via a welcoming porch, which leads into a spacious hallway providing access to the main ground floor accommodation and creating an impressive first impression of the scale and quality of this home.

On the ground floor, the property offers two well-proportioned bedrooms, one of which benefits from French doors opening directly onto the rear patio, creating an effortless connection with the garden. The main bathroom is beautifully appointed and features a separate walk-in shower.

A particularly impressive separate living room benefits from bi-folding doors opening onto the front patio, creating a light and contemporary entertaining space. A separate dining room leads through to the conservatory, which enjoys attractive views over the exceptionally long rear garden.

The separate kitchen provides access to useful utility areas and is complemented by a separate downstairs WC, adding further practicality to the accommodation.

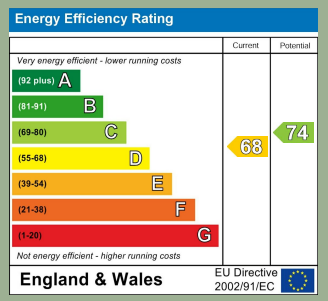
The first floor is dedicated to the generous primary bedroom, creating a private and peaceful bedroom suite complete with its own en-suite bathroom.

Outside, the property is approached via a private driveway secured behind electric gates. Side access leads through to the single garage, providing excellent additional storage and practicality.

The rear garden is undoubtedly one of the property's standout features. Enjoying a wonderful sense of seclusion, the garden offers an exceptional outdoor space with an array of possibilities for entertaining, relaxation and landscaped garden design. A substantial two-room cabin provides a versatile additional space, ideally suited to a home office, studio, gym, hobbies or guest accommodation, subject to any necessary consents.

Set within this generous 0.23-acre plot and positioned within easy reach of the beach, this substantial detached chalet bungalow offers a rare combination of scale, privacy, versatility and location. West Drive is a highly desirable address within South Ferring, and properties offering such extensive accommodation and grounds rarely become available.

OFFERS IN EXCESS OF £870,000









- 2129 sq ft property
- Detached three bedroom chalet bungalow
- Living room (16'11 x 13'11) with bi-fold doors
- En-suite bathroom to primary bedroom on 1st floor
- Main bathroom with separate shower cubicle
- Dining room opening to conservatory (19'4 x 11'4)
- 228 sq ft two room cabin
- Single garage with driveway behind electric gates
- Walking distance of South Ferring beach
- No onward chain







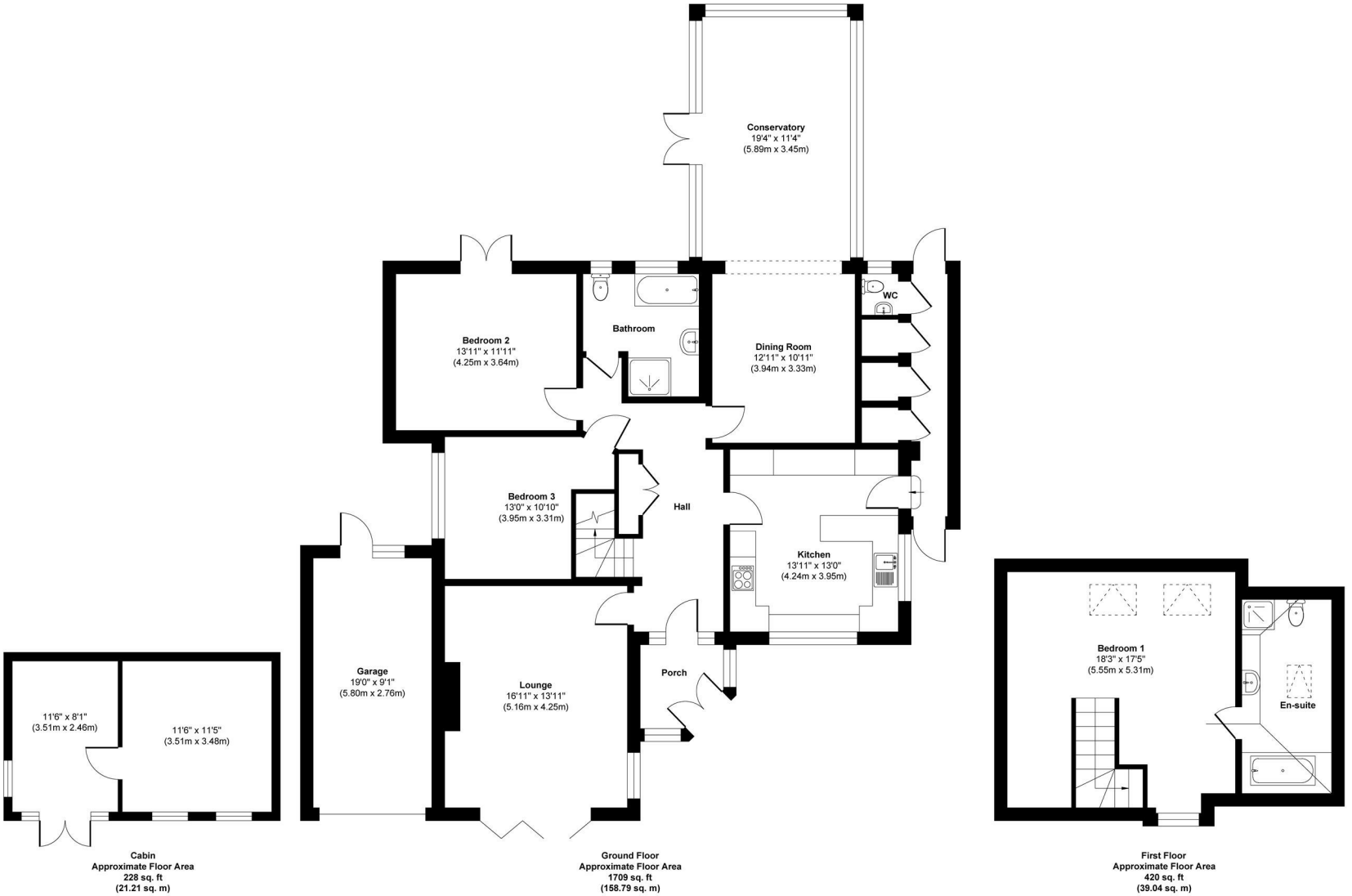









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Approx. Gross Internal Floor Area 2357 sq. ft / 219.04 sq. m (Including Garage & Cabin)

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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