FERRINGHAM LANE

WORTHING

MAXWELL HARRINGTON



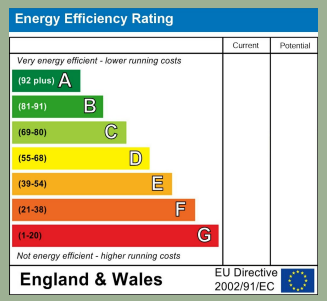
Maxwell Harrington are delighted to offer for sale this impressive 2948 sq ft four-bedroom detached home, ideally situated within walking distance of South Ferring Beach.

The property offers spacious and versatile accommodation arranged over two floors, complemented by a west-facing rear garden, ample off-road parking and a 19'8 x 9'10 garage.

Upon entering, a large entrance hall leads through to a generous front-to-back living room, providing an excellent space for relaxing and entertaining. There is also a kitchen/breakfast room with a separate utility room, a formal dining room and a versatile fourth bedroom, which could equally be used as a study or home office. A ground-floor bathroom completes the accommodation on this level. On the first floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from a walk-through wardrobe leading to an en-suite bathroom, while bedroom two features a walk-in wardrobe and its own en-suite shower room. A further family bathroom serves the remaining accommodation. Outside, the west-facing rear garden enjoys afternoon and evening sunshine, providing an ideal setting for outdoor dining and relaxation. To the front, a generous driveway provides ample off-road parking and leads to a tandem garage, extending from front to back and fitted with an electric door. 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.

Please note: The property has not yet received the necessary sign-off, and the entirety of the top floor requires completion before this can be achieved. Prospective purchasers are advised to make their own enquiries regarding the outstanding works and the requirements for obtaining the relevant approvals.

GUIDE PRICE £950,000



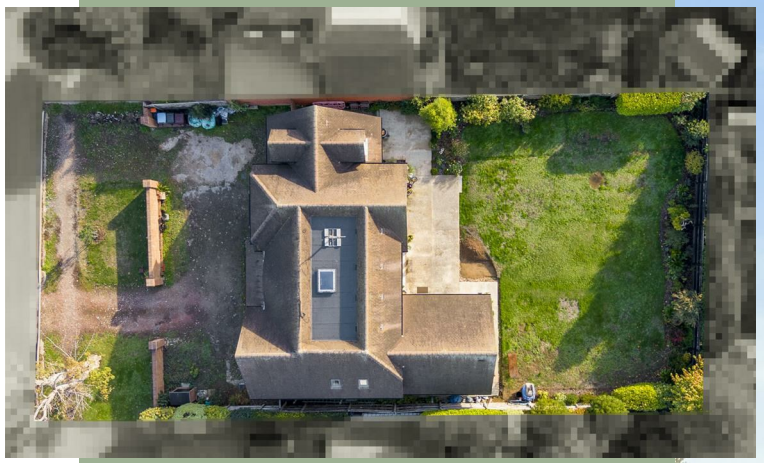






- 2948 sq ft property
- 17'11 x 16'3 Kitchen/Diner
- 19'5 x 11'6 Dining room
- Bedroom two with dressing room and en-suite shower room
- 19'8 x 9'10 Garage
- Four bedroom detached house
- 29'7 x 13'2 Living room
- Primary bedroom with walk through wardrobe & en-suite bathroom
- Reception three / Bedroom four
- West facing rear garden

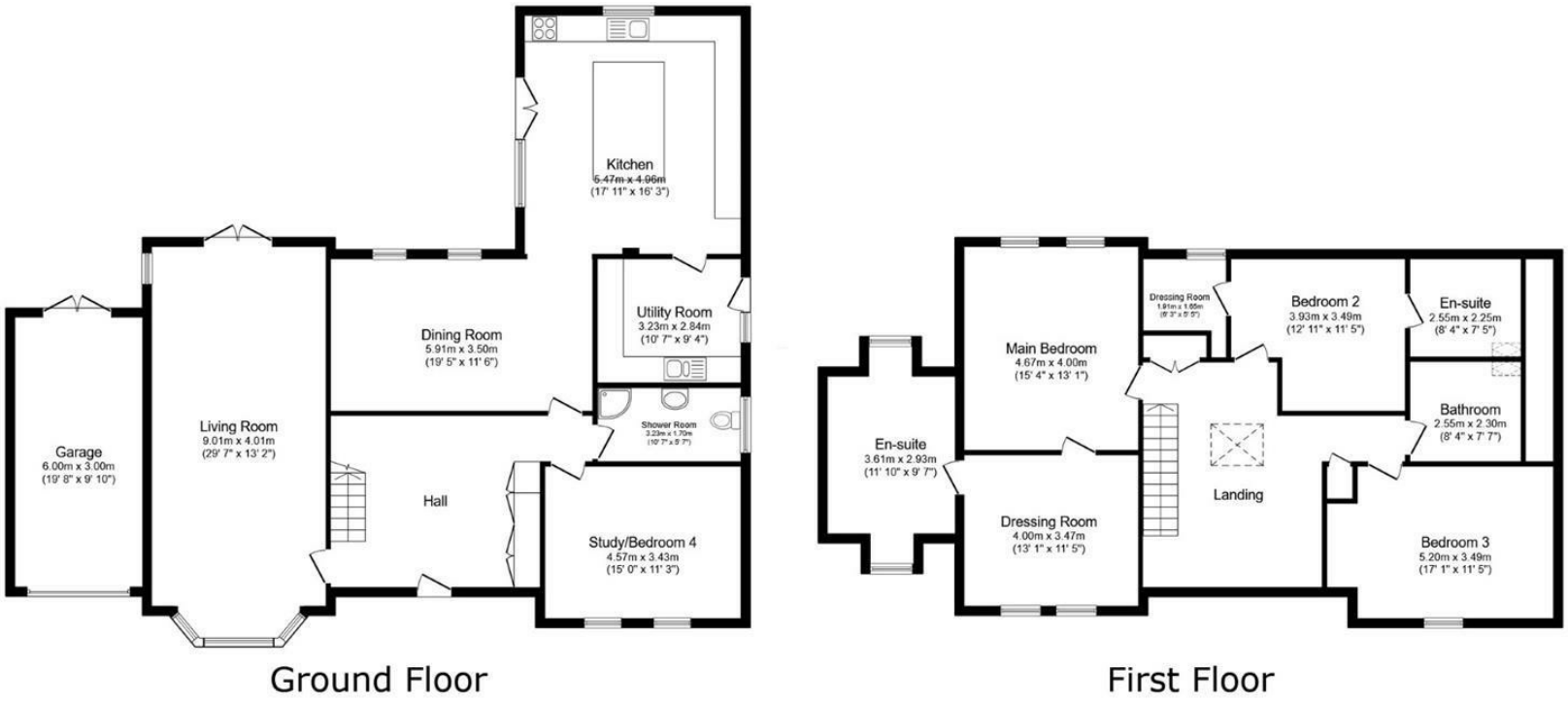









MAXWELL
HARRINGTON



Total floor area: 273.9 sq.m. (2,948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

MAXWELL HARRINGTON

8 Aldsworth Parade Goring, West Sussex, BN12 4UP
01903 258448
sales@maxwellharrington.com
https://www.maxwellharrington.com