JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958655
e: salesenquiries@jamesandjamesea.co.uk
50B | Ferring Street | Worthing | BN12 5JP

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116 Littlehampton Road

Ferring, Worthing, BN12 6PL

Guide price £675,000

Freehold Council Tax Band E

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A rare opportunity to acquire an exceptional detached bungalow that has undergone an extensive programme of refurbishment and substantial reconstruction, creating a stunning contemporary home where no stone has been left unturned. Finished to an exacting standard throughout, this outstanding residence seamlessly blends elegant design with practical family living.

From the moment you step into the welcoming entrance hall, the quality of craftsmanship is immediately apparent. The property offers four generous double bedrooms, with the luxurious principal suite benefitting from a beautifully appointed en-suite shower room, complemented by an equally impressive family shower room.

Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and living space, thoughtfully designed for modern living and entertaining. Flooded with natural light, the room features striking bi-fold doors that open effortlessly onto the professionally landscaped rear garden, creating a seamless connection between inside and out. A separate dual-aspect reception room provides a tranquil retreat, perfect for relaxing or entertaining guests.

Externally, the home continues to impress with a private driveway, garage and additional side storage, whilst recently installed double glazing enhances both comfort and energy efficiency. Subject to the stage of the build, purchasers may also have the





















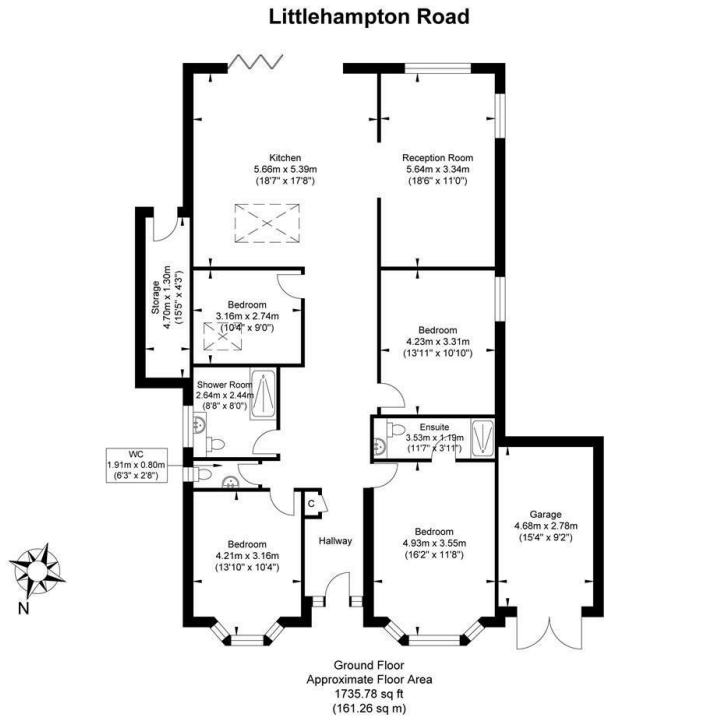




exciting opportunity to personalise selected finishes, creating a home tailored to their own individual style.

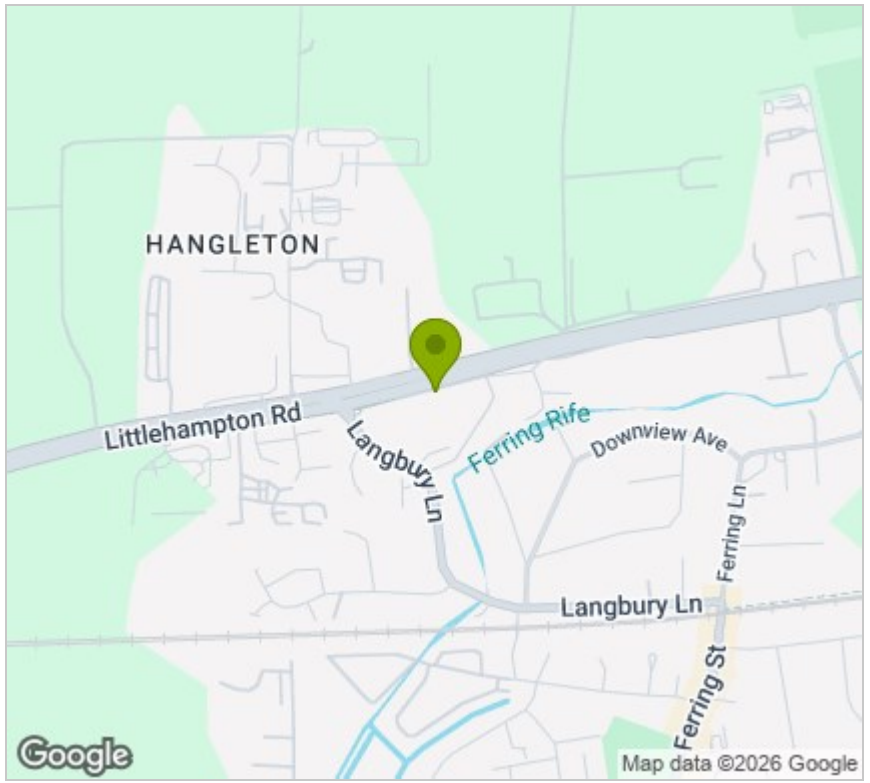
Ideally positioned on Littlehampton Road, the property enjoys excellent convenience with Asda Superstore, Haskins Garden Centre and Highdown Garden Centre all within easy walking distance. The charming village centre of Ferring, with its independent shops, cafés and everyday amenities, is approximately one mile away. Goring-by-Sea mainline railway station provides direct links to Brighton, London and beyond.

Floor Plan



Approximate Gross Internal Area (Including Garage) = 161.26 sq m / 1735.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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