# FERRINGHAM LANE

FERRING

MAXWELL HARRINGTON



Maxwell Harrington are delighted to present for sale this impressive 3,357 sq ft, five double-bedroom detached home, dating from the 1930s and occupying a secluded, south-facing 0.33-acre plot in the sought-after location of South Ferring.

The property offers spacious and flexible accommodation, featuring a variety of reception rooms and excellent potential to create an annexe on the ground floor. Further benefits include two en-suite bedrooms, a utility room, outbuilding and a generous in-and-out driveway providing parking for up to twelve vehicles.

The welcoming hallway provides access to the principal living areas, with the kitchen opening through to the dining room and sitting room, creating a sociable and practical space for everyday family life and entertaining. From here, a utility room leads through to Bedroom Five, a shower room and a further converted garage room, offering excellent flexibility and the potential to create a self-contained annexe, subject to any necessary permissions.

Also accessed from the hallway is the spacious family room, featuring a characterful wood-burning stove and opening into a superb conservatory measuring approximately 19'2" x 16'7". With views across the secluded south-facing rear garden, this is a wonderful space to relax and enjoy the garden throughout the year.

To the first floor are four further double bedrooms, including a generous primary bedroom benefiting from its own en-suite shower room and private balcony. The balcony enjoys far-reaching views, adding a particularly appealing feature to the principal bedroom. A main family bathroom serves the remaining bedrooms, while Bedroom Four has the added benefit of a staircase leading to a useful loft room, providing further versatile accommodation.

Externally, the property is equally impressive. A substantial in-and-out driveway provides parking for up to 12 vehicles, making this an ideal home for a large family or those requiring considerable parking. The rear garden is secluded and south facing, providing a private outdoor setting.

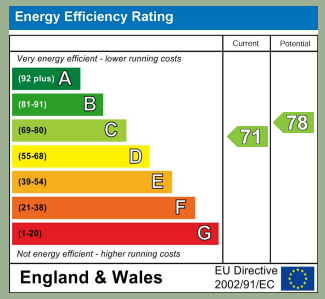
There is also a useful outbuilding incorporating a WC and loft room, offering further potential for a home office, hobby space or additional storage.

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 £1,100,000**



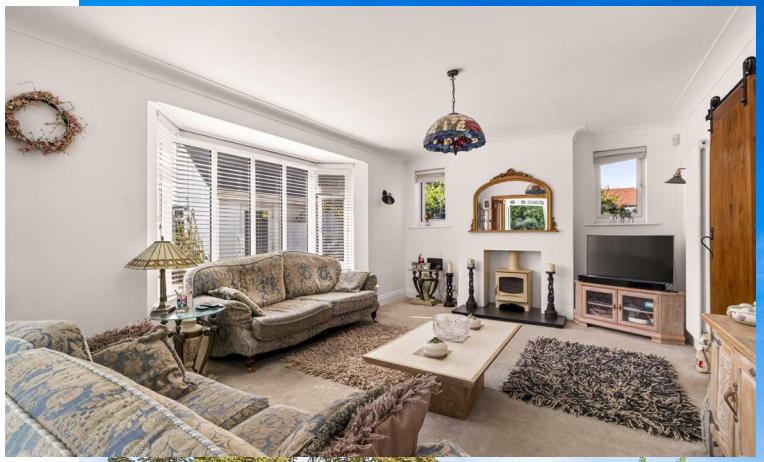






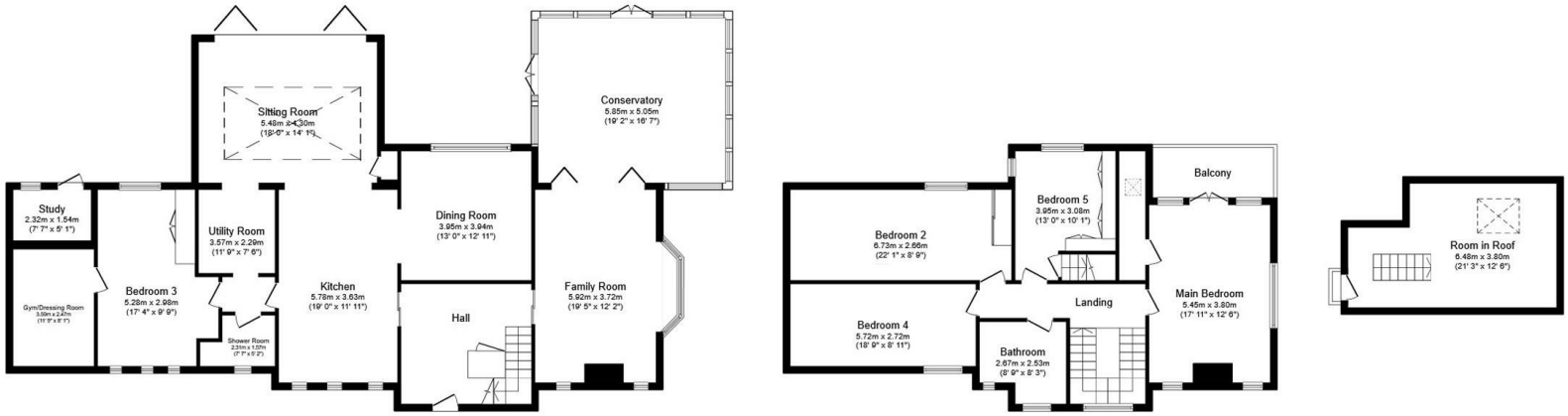
- 1930's detached family house
- 0.33 of an acre plot
- Five double bedrooms with annexe potential
- Family room leading to Conservatory
- In and out driveway for up to twelve cars
- 3380 sq ft property
- Secluded south facing rear garden
- Openplan Kitchen/Breakfast room leading to sitting and dining rooms
- En-suite to Primary bedroom and 5th bedroom
- Utility room and outbuilding with WC












Total floor area: 311.8 sq.m. (3,357 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).

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