



3



2



2



E



## Description

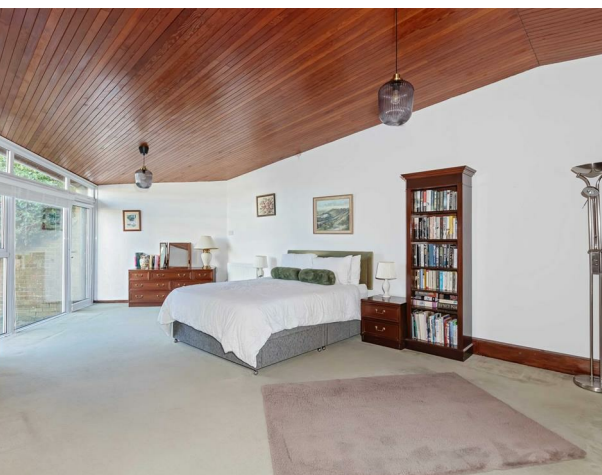
We are excited to bring Lothlorien to the market which was built in 1966 from the design of award winning architect Kenneth Wood, the winner of the 1968 Home of the Year. It is completely unique with Scandinavian style features and the wonderfully thought out layout offers internal accommodation of over 2000 sq ft/188 sq m. It is rare opportunity to acquire a three double bedroom detached Bungalow set in the charming village of Ferring and is only a short stroll to Goring, offering a selection of boutique shops, eateries, and wine bars, including the renowned Bluebird Café and Andalucia Tapas Restaurant, with the South Downs being just across the road and the Beach being under two miles away. Goring-by-Sea railway station is within walking distance and provides regular direct services to London Victoria in approximately 90 minutes, making this an ideal home for those seeking both serenity and connectivity. The Goodwood Estate, the historic market town of Arundel, and Brighton's vibrant Lanes are also just a short drive away. Internal viewing of Lothlorien is essential to fully appreciate this property.



## Key Features

- Unique Detached Bungalow
- Three Double Bedrooms
- Two Bath/shower rooms
- Council Tax Band - F
- Freehold
- By Award Winning Architect
- Stunning Open Plan Living
- EPC Rating - E
- Backing onto River Rife
- Viewing Essential





#### Entrance Area

Via covered area with steps onto the front door

#### Reception Hall

Double Glazed front door and side window into reception hall, radiator, Scandinavian style sloped wooden ceiling, double cupboard housing wall mounted gas fired central heating boiler, hanging rail, large double glazed windows and door overlooking and giving access to the courtyard and further doors to the garage and cloakroom.

#### Cloakroom/w.c

Low level w.c, wash hand basin with cupboard below, obscured double glazed window, tiled walls

#### Kitchen/ Breakfast Room

**4.35 x 3.83 (14'3" x 12'6")**

Measurements to include built in units, one and half bowl single drainer sink unit with range of units and drawers under and over the work top surfaces, built in oven, hob and extractor fan, space for fridge freezer and washing machine, breakfast bar, tiled flooring, part tiled walls, double glazed window with views over garden, radiator, Scandinavian style sloped wooden ceiling and door leading to reception hall and living/dining room

#### Living/ Dining Room

**9.122 x 4.85 (29'11" x 15'10")**

Stunning Triple aspect room with range of double glazed doors and widows allowing in fantastic light as the majority of the windows are floor to ceiling units. There are sliding double glazed doors giving access to the courtyard and decking overlooking The River Rife and gardens, central fireplace giving some separation to the dining area, two radiators, Scandinavian style sloped wooden ceiling and door leading to

#### Inner Hallway

Two radiators, Scandinavian style sloped wooden ceiling, double airing cupboard with hot water tank and shelving, about halfway the hallway opens up into a squared area that could be ideal as a study/ sun room with double glazed windows and pitched roof and having lovely views of the gardens and The River Rife.

#### Master Bedroom

**8 > 6 x 4.097 (26'2" > 19'8" x 13'5")**

Measurements are not including the built in double wardrobe which has shelving units , Being an irregular shaped room with Scandinavian style sloped wooden ceiling, two radiators, having a double aspect with double glazed windows and door overlooking out into the courtyard, door to

#### En-Suite Shower Room/w.c

Having a corner shower cubicle and wall mounted shower, low level w.c, wash hand basin, tiled walls and floor, bidet, radiator, fitted mirror, obscured double glazed window.

#### Bedroom Two

**4.84 x 3.95 (15'10" x 12'11")**

Measurements not to include built in wardrobes, radiator, double glazed windows over looking courtyard, Scandinavian style sloped wooden ceiling

#### Bedroom Three

**3.93 x 3.93 > 2.82 (12'10" x 12'10" > 9'3")**

Radiator, double glazed window over looking the courtyard, sink unit, Scandinavian style sloped wooden ceiling

#### Bath/Shower room/w.c

Bath with mixer tap with shower attachment, low level w.c, wash hand basin, obscured double glazed window, radiator, shower cubicle, heated towel rail

#### Separate/w.c

Low level w.c, obscured double glazed windows, radiator

#### Outside

##### Garage and Driveway

**6.6 x 3.08 (21'7" x 10'1")**

Double gates from the road lead to the driveway with ample off road parking, which leads to Garage with electric up and over door, power and light, plumbing and space for washing machine, wall mounted electric circuit breaker fuse box, door to entrance hall, storage cupboard

##### Gardens

The gardens are a fine feature of the property that are arranged to the front as being laid to lawn, flower and shrub borders and hedging then going through the gate to further gardens, with lawn, flower and shrubs and raised decking and seating area all alongside the River Rife. Storage Shed

##### Courtyard

Private South and West facing aspect and being completely enclosed with access from reception hall and master Bedroom. It is mainly paved along with flower and shrub borders and hedging



# Floor Plan Ferring Lane



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>67</b>
<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

