



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



10 Ocean Drive

Ferring, Worthing, BN12 5QJ

Offers in excess of £700,000

Freehold Council Tax Band E



James & James are delighted to offer for sale this WELL PRESENTED detached residence situated within one of Ferring's most sought after roads.

The accommodation comprises entrance porch into entrance hall, bay fronted DUAL ASPECT sitting room/bedroom, STUNNING open-plan kitchen/dining/ family room with access into garage at side and sliding door into garden, utility room and ground floor shower room.

To the first floor there are THREE double bedrooms and a bathroom with shower and bath.

Externally to the front there is a block paved driveway for several vehicles leading to garage accessed via double doors. To the rear is a private WEST FACING garden which is predominately laid to lawn with mature shrub borders and patio seating areas. There is also a rear door into the garage.

Further benefits include gas fired central heating, double glazing throughout and multi-room audio throughout.

Situated in this most sought after of locations in South Ferring within close distance of local shopping facilities and a popular restaurant, Ferring seafront is also found at the end of the road whilst bus routes provide services to surrounding Villages and Worthing Town centre.

#### Entrance Hall

Sitting Room/ Bedroom  
14'9 x 13'11 (4.50m x 4.24m)





Kitchen/ Dining/ Living Room  
30'6 x 23'6 (9.30m x 7.16m)

Utility Room

Ground Floor Shower Room

First Floor Landing

Bedroom  
14'6 x 11'2 (4.42m x 3.40m)

Bedroom  
13'3 x 10'3 (4.04m x 3.12m)

Bedroom  
11'10 x 6'11 (3.61m x 2.11m)

Bathroom

Private West Facing Garden

Block Paved Driveway

Garage



## Floor Plan

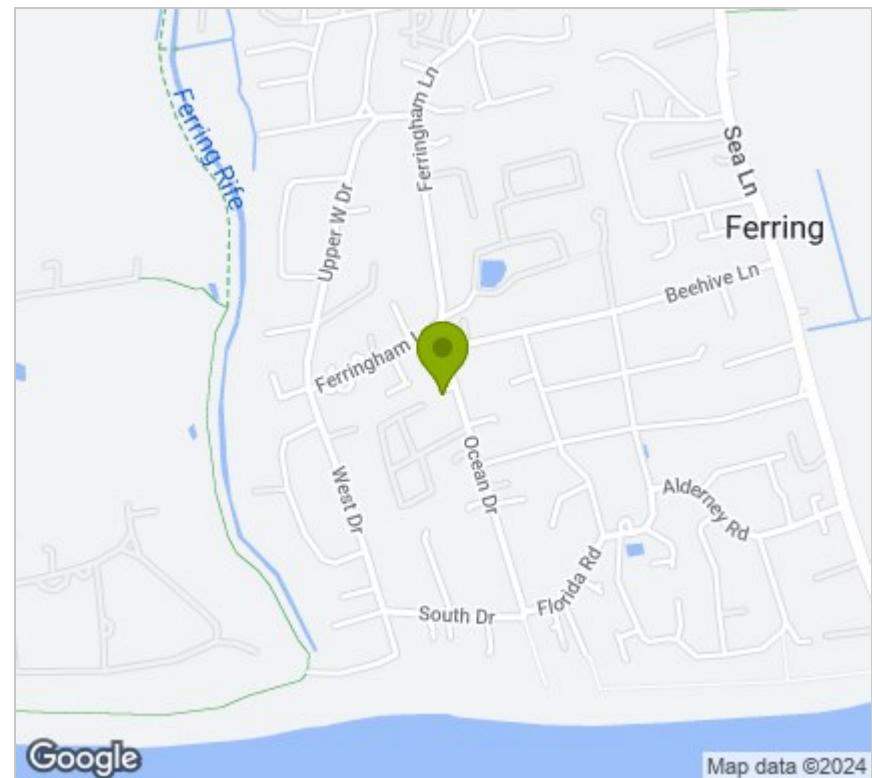


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 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.

## Area Map



## Energy Efficiency Graph

