

Land Adjacent to 275 Goring Way

Ferring, Worthing, BN12 5BY

Offers over £200,000

Freehold Council Tax Band Exempt

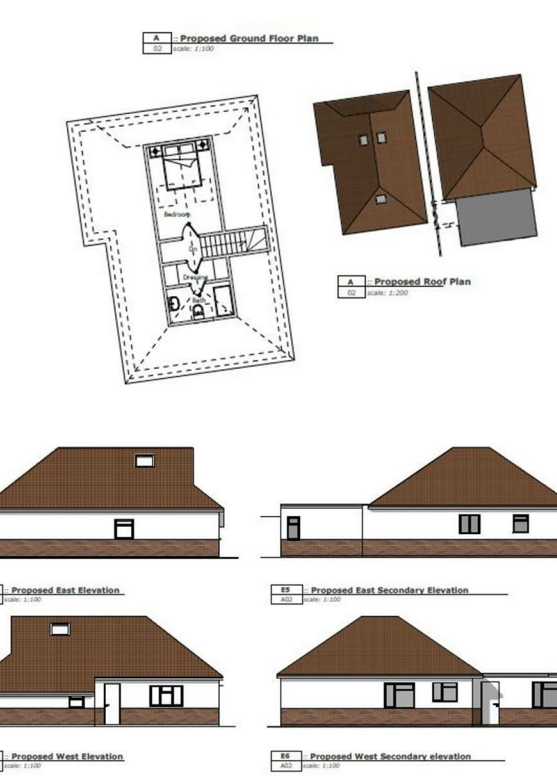
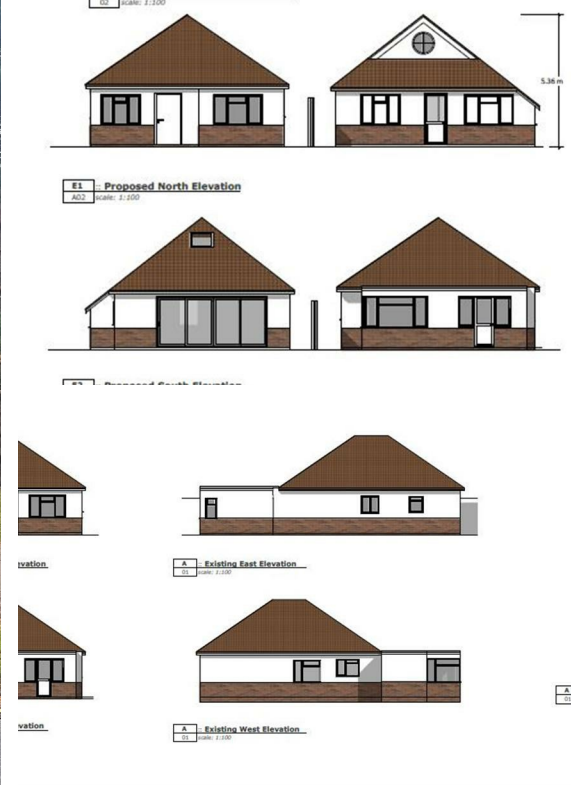


Full planning details can be viewed on the Arun Council website using reference: FG/14/25/PL.

This exceptional plot presents a rare and exciting opportunity for anyone who has ever aspired to design and build their own home in the highly sought-after Ferring Village. Planning permission has been granted for an attractive detached chalet-style bungalow that has been thoughtfully designed to offer modern, versatile living. The proposed layout includes three well-proportioned bedrooms and three bathrooms, ensuring ample accommodation for families, visiting guests or those seeking additional space for a home office or hobby room. The approved plans also incorporate a spacious open-plan living area, making the most of natural light and creating a sociable environment ideal for contemporary lifestyles.

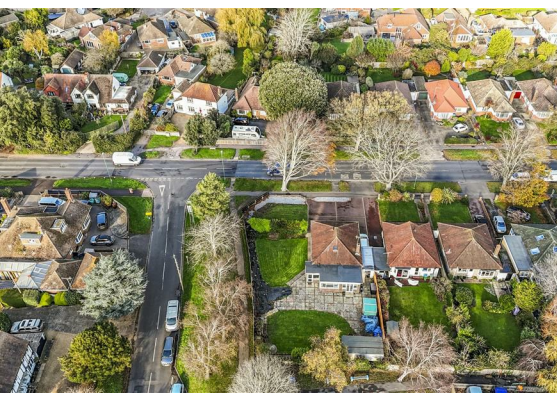
The plot benefits from a desirable South-facing rear garden, offering excellent potential for landscaping, outdoor entertaining and enjoying the sun throughout the day. To the front, there is provision for off-road parking, a valuable feature in this popular residential location. Ferring itself is well regarded for its peaceful atmosphere, community feel, local shops, cafés and easy access to both the seafront and surrounding countryside, making it a wonderful place to create a bespoke home.

The land is being introduced to the market for a limited period to allow all interested parties a fair opportunity to

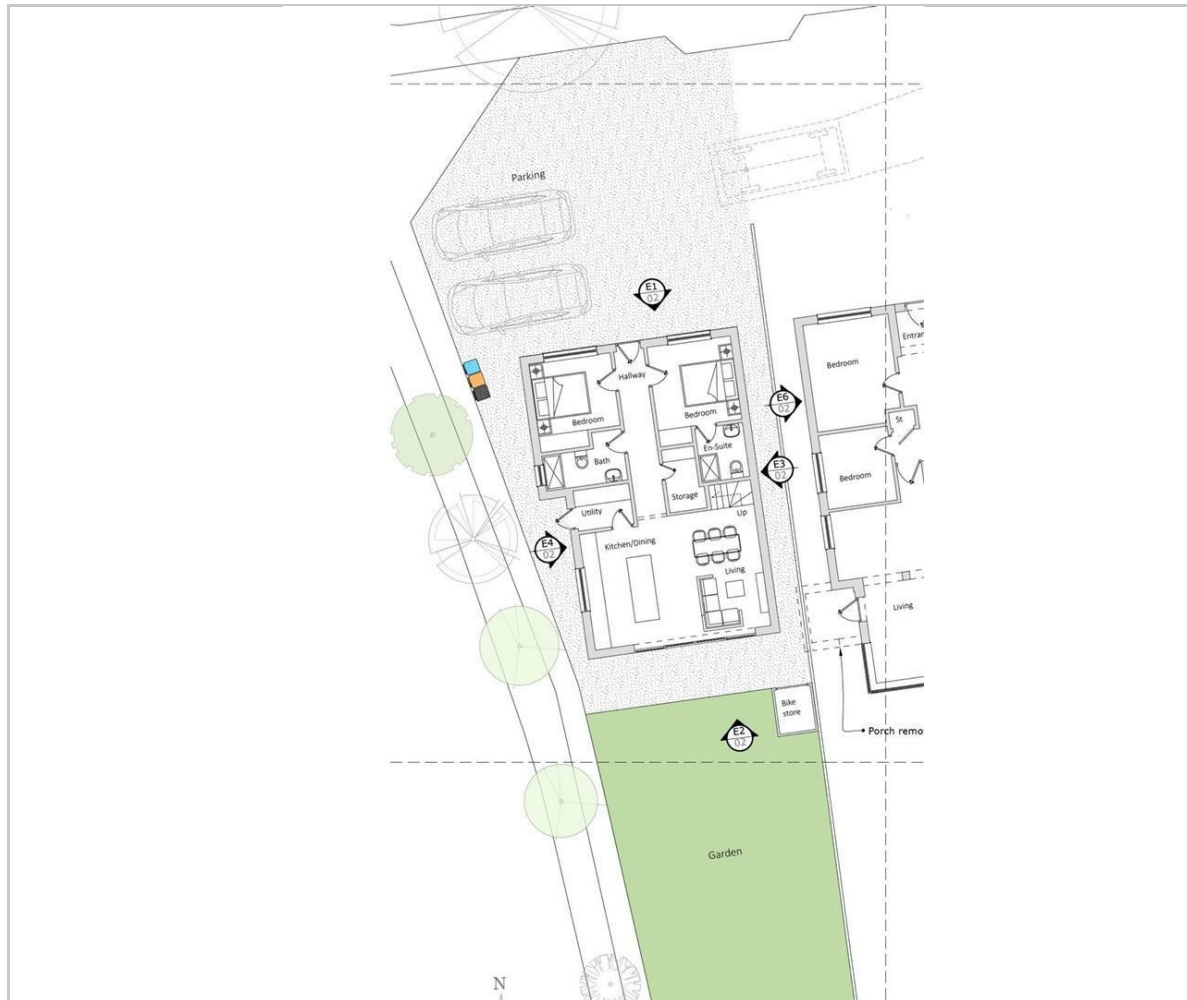




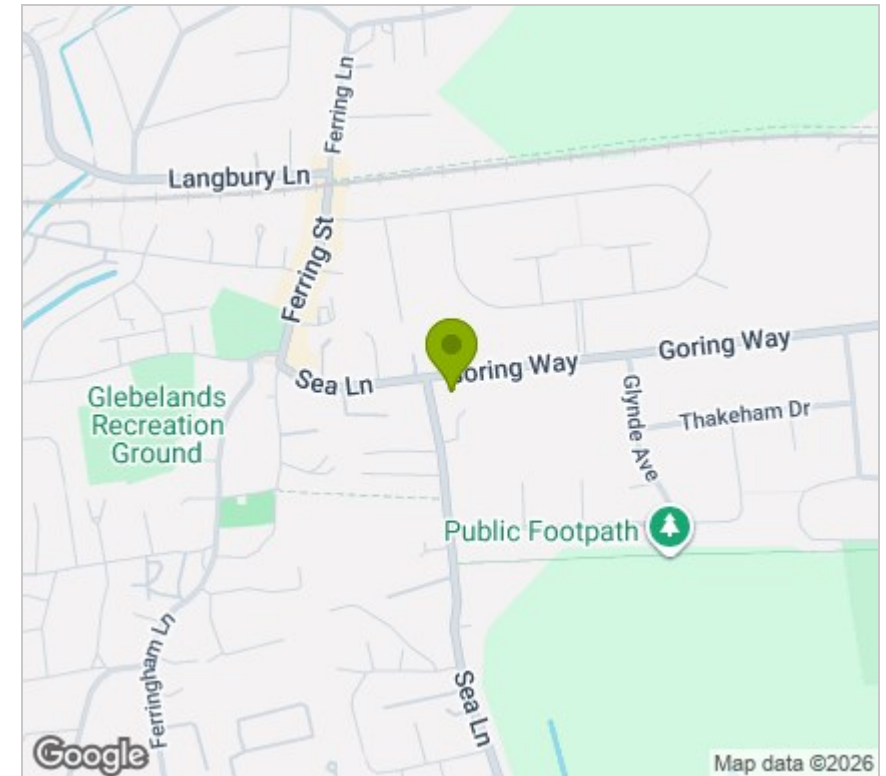
submit their offer. Due to anticipated levels of interest, we kindly request that all offers are submitted in sealed form by the closing date. Buyers will be required to provide proof of funds or written confirmation from their solicitor demonstrating their ability to proceed. This will help ensure a smooth and transparent process for all parties involved.



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Worthing 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



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