



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



46 Ferringham Lane

Worthing, BN12 5LU

Guide price £1,000,000

Freehold Council Tax Band G



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## 46 Ferringham Lane Worthing, BN12 5LU

GUIDE PRICE £1,000,000 - £1,050,000.

James & James Estate Agents are delighted to bring to the market this breath taking and individually designed extended detached chalet bungalow situated in the heart of Ferring village. Having been positioned within the centre of a large plot, the property boasts gardens to all elevations creating a sense of space and openness.

In the brief the accommodation comprises covered veranda with composite front door to entrance hall. To the ground floor there's a feature double aspect lounge/diner with double doors to both the east and west elevation. There is then a show stopping kitchen/family room with contrasting high gloss units incorporating a central island with undermount sink, vaulted ceiling light, double aspect with complementing french doors, supported with a walk in larder cupboard. and a utility room.

Additionally on the ground floor there are three good size bedrooms with an en-suite to bedroom two, and an additional ground floor luxury fitted shower room. To the first floor is the master suite with a range of fitted wardrobes incorporating a dressing table, a double aspect room and adjacent is a luxury fitted bath and shower room.

Outside the garden is a particular feature of the property being laid predominately to lawn with a profusion of tree and mature shrub lined borders.

There is also an ornate fish pond with a cascading waterfall and large areas of patio. There is a further secret garden with integrated BBQ area, providing a fantastic area for seating to relax and enjoy the tranquillity of the location. The front part of the garden has been shingled to provide off road parking for several vehicles. This leads to a detached garage with pitched roof and a personal door at the rear.

Section 21 Estate Agents act - The seller is a relation of an associate of James & James





Covered veranda with composite front door

Double aspect lounge/diner  
27'7" narrowing to 18'4" x 24'6"  
narrowing to 10'7" (8.41m  
narrowing to 5.61m x 7.47m  
narrowing to 3.23)

Contemporary kitchen/breakfast room  
21'3" narrowing x 10'11" x 21'9"  
narrowing to 11'3" (6.48m  
narrowing x 3.33m x 6.63m  
narrowing to 3.45)

Larder cupboard  
9'3" x 5'1" (2.82m x 1.55m)

Modern fitted utility room  
11'8" x 6'9" (3.56m x 2.06m)

Bedroom two  
14'10" x 11'9" (4.52m x 3.58m)

En-suite shower

Bedroom three  
12'9" x 11'7" (3.89m x 3.53m)

Bedroom four/study  
10'10" x 7'4" (3.30m x 2.24m)

Luxury ground floor shower room  
6'5" x 5'2" (1.96m x 1.57m)

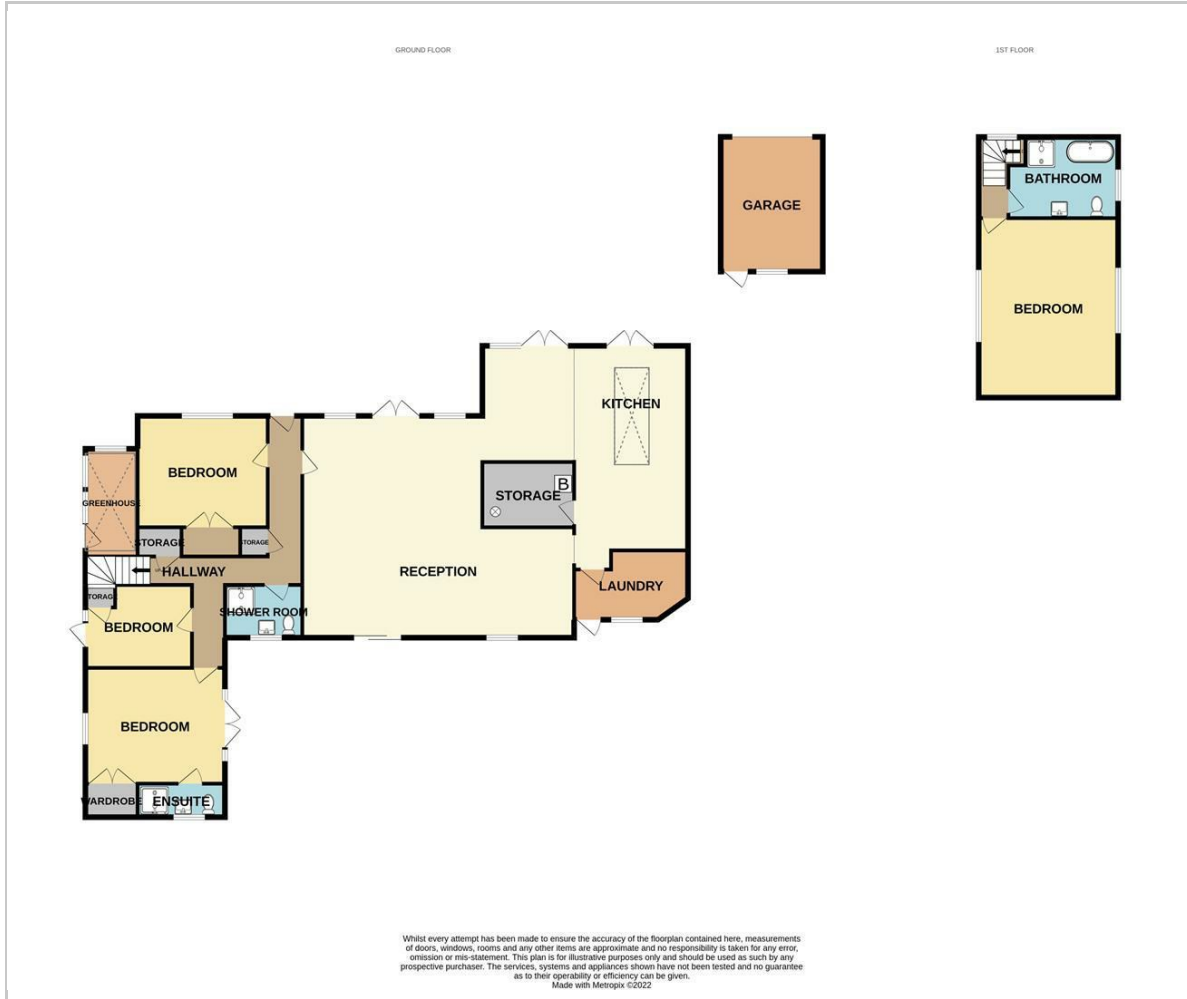
Stairs to first floor landing

Bedroom one  
15'4" x 14'2"

Luxury family bathroom  
11'7" x 7'6" (3.53m x 2.29m )

Double garage  
21'3" x 13'11" (6.48m x 4.24m)

## Floor Plan

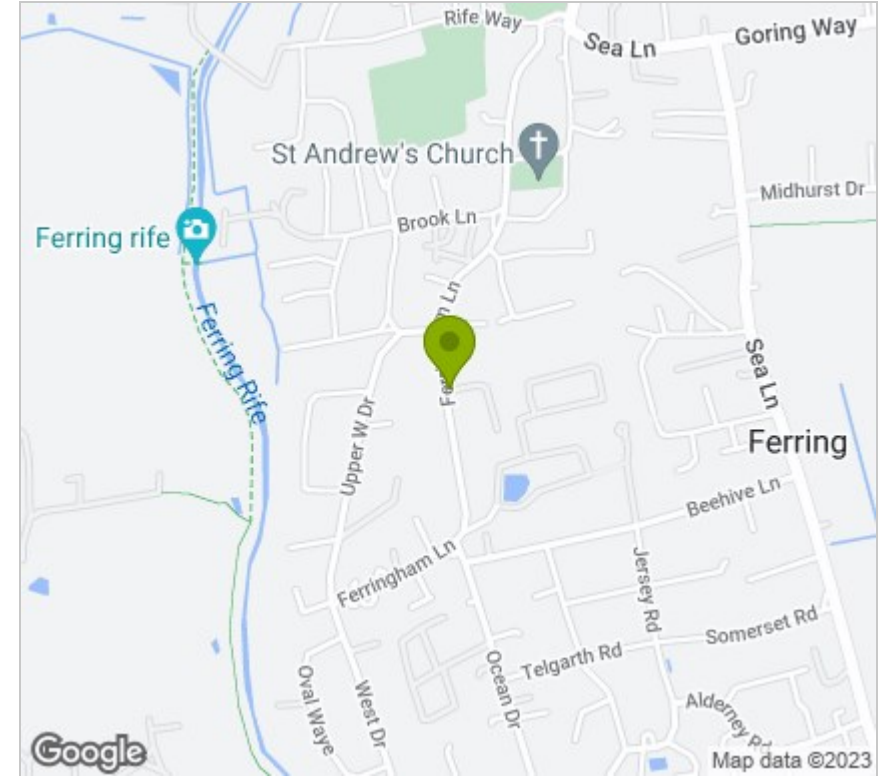


## Viewing

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

