



45 Ferring Lane, Ferring, Worthing, BN12 6QT

Guide price £750,000







# 45 Ferring Lane

Ferring, Worthing, BN12 6QT

- Individually designed bungalow
- Fitted kitchen/breakfast room
- Backing on to the river Rife
- Scandinavian style ceilings
- Off road parking & garage
- Over 2000 square ft of internal space
- Designed by award winning architect
- Master bedroom with an en-suite
- Underfloor & gas central heating
- No onward chain

We're proud to bring to market this exceptional, individually designed three-bedroom detached home, perfectly positioned in the heart of Ferring Village—nestled between the South Downs and the coast.

Originally created by renowned architect Kenneth Wood, winner of the 1968 Home of the Year. The property offers over 2,000 sq ft of flexible and beautifully arranged accommodation, ideal for both family life and entertaining. The home is thoughtfully laid out, with living areas to one side and bedrooms to the other, all set within mature, landscaped grounds backing onto the River Rife.

A welcoming entrance vestibule leads to a spacious reception hall with storage, garage access and the first of two cloakrooms. The kitchen/breakfast room offers fitted units, tiled floors, an integrated oven, five-burner gas hob and plenty of worktop space.

The standout living and dining room is triple aspect, featuring a central exposed brick wall with inset gas fire. Sliding doors open onto both the private inner courtyard and a raised decking area. A feature hallway leads to a stunning garden room, perfect as a home office, with views across the Rife.

The main bedroom enjoys a dual aspect, courtyard access, built-in wardrobes and a large en-suite. Bedrooms two and three are both bright and spacious, served by a stylish bathroom and separate WC.

Outside, the front garden provides parking for several vehicles and access to the integral garage. To the rear, the private courtyard and lawned garden with summer house and raised deck offer perfect spots to relax or entertain, all with a peaceful river backdrop.

A rare opportunity to acquire a truly unique home in one of West Sussex's most desirable villages.



|                            |                              |
|----------------------------|------------------------------|
| Spacious entrance hall     | 20'1 x 12'4 (6.12m x 3.76m)  |
| Kitchen/breakfast room     | 15'2 x 10'6 (4.62m x 3.20m)  |
| Triple aspect lounge/diner | 29'8 x 15'10 (9.04m x 4.83m) |
| Bedroom one                | 21'1 x 13'4 (6.43m x 4.06m)  |
| En-suite                   |                              |
| Bedroom two                | 12'10 x 12'9 (3.91m x 3.89m) |
| Bedroom three              | 15'10 x 12'9 (4.83m x 3.89m) |
| Two separate w/c's         |                              |
| Family bathroom            |                              |
| Integrated garage          | 23'0 x 9'1 (7.01m x 2.77m)   |
| Gardens to three sides     |                              |









Floor Plans



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

