



3 Hollyhocks Brook Lane

Ferring, Worthing, BN12 5JD

Guide price £450,000

Freehold Council Tax Band D

A beautifully presented two bedroom detached house situated in this quiet cul-de-sac position in favoured South Ferring, boasting views of Highdown.

In brief, the accommodation comprises entrance hall, ground floor cloakroom with plumbing for washing machine, kitchen/breakfast room, open plan lounge/diner with doors onto the rear garden.

To the first floor there is access to loft space, two double bedrooms with bedroom one having a fitted wardrobe with double hanging rail and an en-suite. There is also a first floor family bathroom.

Externally, there is allocated parking to the front of the property, whilst the rear garden is laid predominantly to lawn, with Indian sandstone patio, and a shed. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely home.

Situated at the end of Brook Lane, the property is located close to Ferring village centre which cater for everyday needs. The nearest mainline railway station is Goring-by-Sea, and regular buses serve the area.

Please contact the vendor's sole agent to arrange a private viewing tour.

Entrance hall
14'10 x 3'11 (4.52m x 1.19m)





Ground floor w/c with plumbing for washing machine
7'0 x 3'1 (2.13m x 0.94m)

Modern fitted kitchen/breakfast room
10'3 x 5'11 (3.12m x 1.80m)

Lounge/diner
24'9 narrowing to 17'7 x 13'4
narrowing to 8'1

Stairs to first floor landing

Access to loft space via pull down ladder

Large airing cupboard

Bedroom one with pleasing
downland views
11'4 x 10'2 (3.45m x 3.10m)

En-suite shower room
8'7 x 2'7 (2.62m x 0.79m)

Bedroom two
9'7 opening to 13'6 x 10'2

Family bathroom
6'8 x 6'0 (2.03m x 1.83m)

Allocated parking space

Rear garden

Floor Plan



Viewing

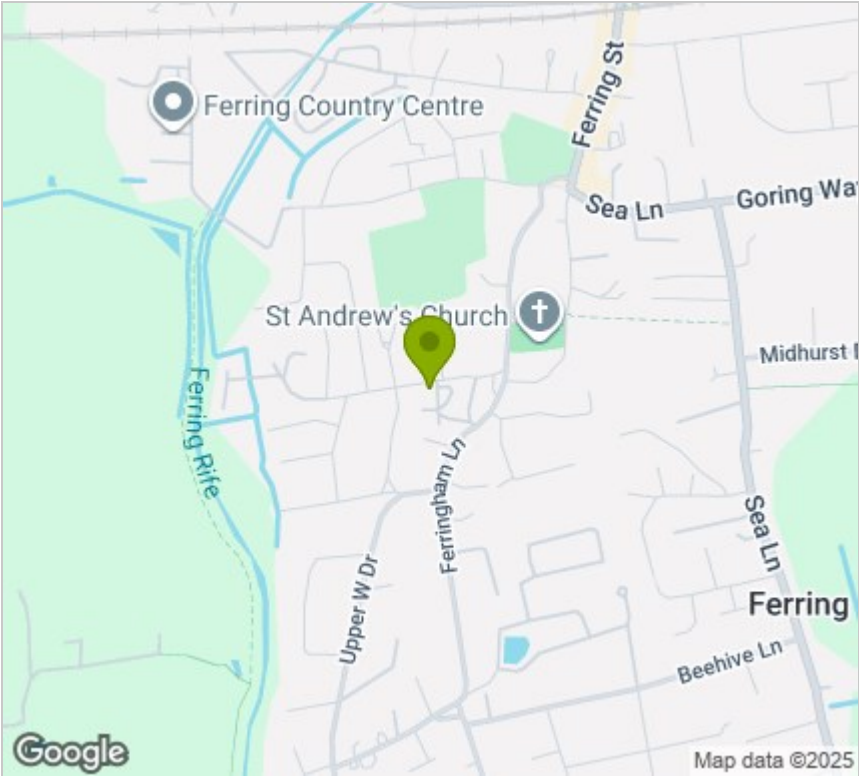
Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

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.



Area Map



Energy Efficiency Graph

