



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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30 Langbury Lane

Ferring, Worthing, BN12 6PU

Guide price £400,000

Freehold Council Tax Band D



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A spacious three-bedroom detached bungalow located in the highly desirable area of Ferring, a peaceful and well-connected coastal village on the West Sussex coastline. CHAIN FREE.

The bungalow itself offers well-proportioned and versatile living accommodation throughout.

At the heart of the home is a spacious and light-filled lounge diner, ideal for both relaxing evenings and entertaining guests. The room benefits from large windows that let in plenty of natural light and offer pleasant views over the front garden.

The kitchen is functional and well-maintained, offering ample storage and worktop space with the potential for modernisation to suit personal taste.

There are three generous bedrooms, each offering comfortable accommodation with the flexibility to be used as guest rooms, home offices, or additional living space if desired.

A centrally located family bathroom serves the household, with scope for updating to create a more contemporary feel.

Ferring enjoys a strong sense of community and a semi-rural charm, with quiet tree-lined roads and easy access to the surrounding countryside and beach.

Just a few minutes away is the village centre, a popular local hub known for its friendly atmosphere and delightful selection of independent shops, cosy cafés, traditional pubs, and stylish bars.

This property is offered for sale with no onward chain, providing a fantastic opportunity for a smooth and stress-free purchase.

Whether you're looking to downsize, relocate closer to the coast, or find a peaceful family home in a welcoming village setting, this bungalow in North Ferring is well worth viewing.

### Covered Storm Porch





- Entrance Hall  
16'9 x 3'9 (5.11m x 1.14m)
- Dual Aspect Bay Fronted Lounge/  
Diner  
19'2 x 12'9 (5.84m x 3.89m)
- Kitchen  
11'2 x 9" (3.40m x 2.74m)
- Double Aspect Bedroom One  
11'4 x 10'3 (3.45m x 3.12m)
- Bedroom Two  
9'8 x 7'9 (2.95m x 2.36m)
- Bedroom Three  
10'6 x 9'6 (3.20m x 2.90m)
- Family Bathroom
- Outside Covered Area
- Front Garden
- Garage
- Off Road Parking

## Floor Plan



## Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

