



Downsview Littlehampton Road

Ferring, Worthing, BN12 6PW

Guide price £1,250,000

Freehold Council Tax Band E

Guide Price £1,250,000 - £1,300,000.

If you have been searching for a forever home that seamlessly combines refined family living with the ability to run a business from home, Downsview presents a truly rare opportunity. This most substantial detached residence offers impressive versatility, with a collection of outbuildings providing exceptional office and workspace suitable for a wide range of professional or creative enterprises.

The main house is both elegant and generous in scale, centred around a superb triple-aspect living room that flows effortlessly into an impressive L-shaped, luxury fitted kitchen and living space, complete with a central island and an adjoining dining area featuring bi-fold doors opening onto the garden. A conservatory further enhances the ground floor accommodation, enjoying delightful views across the rear grounds and providing a peaceful space to relax or entertain.

To the first floor are four well-proportioned bedrooms, served by two additional bathrooms, offering excellent family accommodation. Occupying the upper level is a superb bedroom, set apart for privacy and benefitting from pleasing open views, creating a calm and luxurious retreat.

Outside, the property truly comes into its own. A double workshop incorporating office space and a mezzanine level is complemented by further outbuildings, a summer house and useful storage, all thoughtfully arranged to support both residential and commercial use. There is extensive off-road parking for multiple vehicles, ideal for family living or business requirements alike.

The grounds are a particular highlight, laid predominantly to lawn and enclosed by attractive five-bar gates, providing both privacy and presence. To the rear, a large decked area offers a low-maintenance environment, perfect for outdoor entertaining and relaxation.

Conveniently positioned just off the A259, the property enjoys excellent transport links to Chichester, Littlehampton, Worthing and beyond.

Entrance porch

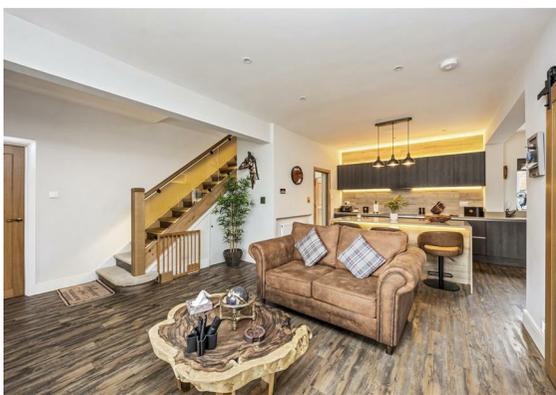
Kitchen/living area

Living room

Dining Room

Conservatory

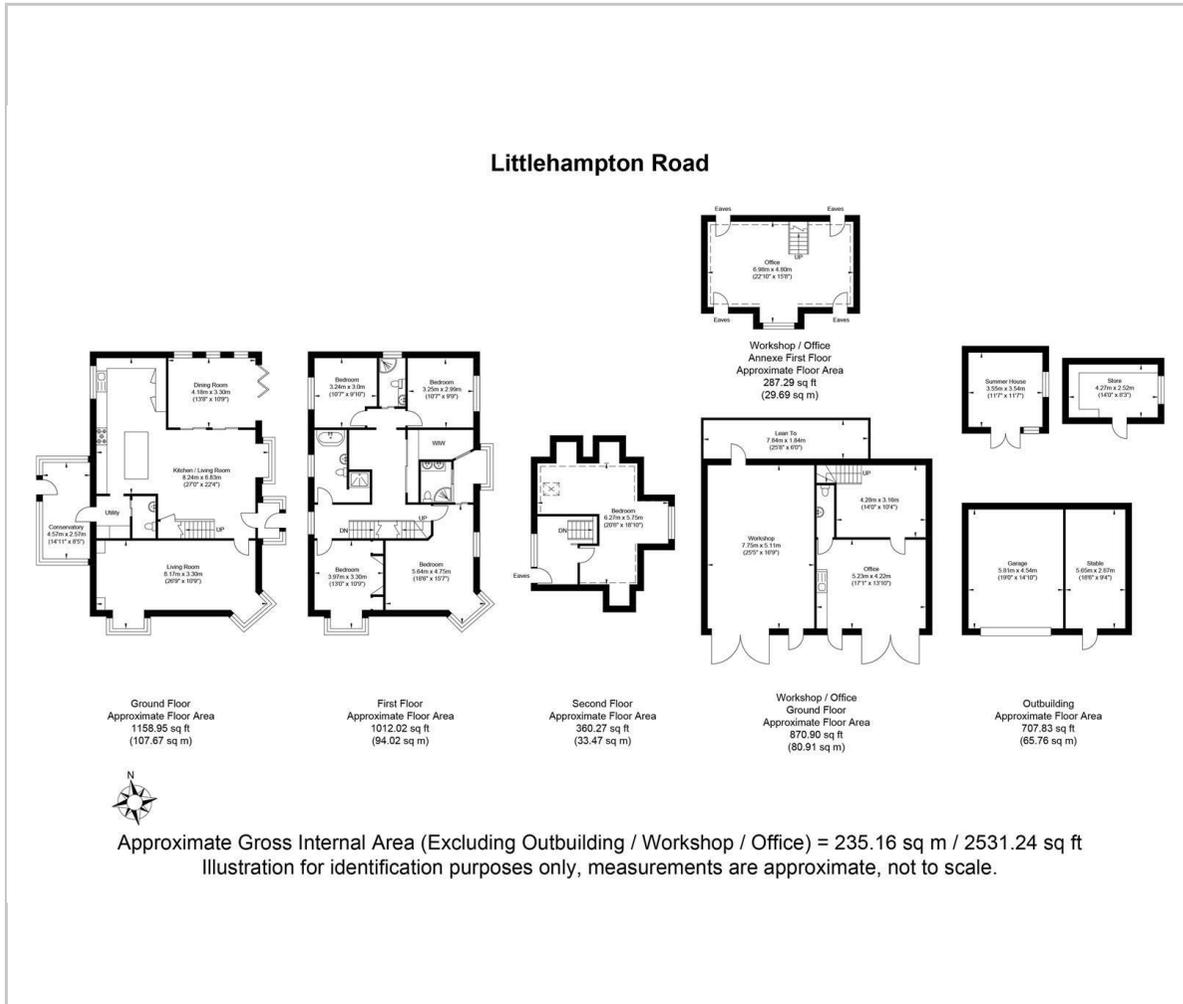
Utility Room





- Ground floor w/c
- Stairs to first floor landing
- Bedroom One
- En-suite shower room
- Walk in wardrobe
- Bedroom two
- Bedroom three
- Additional family shower room
- Bedroom four
- Family bath & shower room
- Stairs to second floor
- Bedroom five
- Eaves storage

## 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

