



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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1 Midhurst Close

Ferring, BN12 5BP

Guide price £600,000

Freehold Council Tax Band E



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We are delighted to offer for sale this attractive and well presented detached bungalow, pleasantly positioned within an extremely desirable cul de sac.

The accommodation comprises an entrance porch opening into a spacious dining area, with double doors leading through to a bay fronted living room enjoying a pleasing outlook over the close.

The fitted kitchen provides a range of base and eye level units, along with a useful larder and access to a lean to storage area to the side. There is a modern fitted shower room with a separate WC, and two bedrooms on the ground floor, one of which could serve as a further reception room, featuring patio doors opening onto the rear garden.

Stairs lead to the first floor, where there is a third bedroom.

Externally, the property boasts a beautifully maintained front garden with lawn and flower borders, a driveway providing ample off road parking, and a garage with double doors and a personal side door to the garden. The rear garden is a particular feature, benefiting from a westerly aspect and being mainly laid to lawn with a patio seating area and mature borders.

Further benefits include gas fired central heating, double glazing throughout, and the property is being offered for sale with no onward chain.

Situated in Midhurst Close, local shops can be found nearby in both Ferring village and Aldsworth Parade. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities. Buses also serve the area.





Entrance Porch

Spacious Dining Area  
15'2 x 13'9 (4.62m x 4.19m )

Bay Fronted Living Room  
12" x 17'10 (3.66m x 5.44m)

Bedroom/Reception With Patio  
Doors  
11'11 x 10'11 (3.63m x 3.33m)

Bedroom With Fitted Wardrobes  
14'11 x 10'11 (4.55m x 3.33m)

Fitted Kitchen  
11'3 x 10'11 (3.43m x 3.33m )

Modern Fitted Shower Room  
W/C

Stairs To First Floor

Bedroom  
15'10 x 6'8 (4.83m x 2.03m)

Brick Built Storage Shed

Lean To Storage

Driveway

Garage  
18'1 x 8" (5.51m x 2.44m)

## 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

