



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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20 Somerset Road

Ferring, Worthing, BN12 5QA

Guide price £500,000

Freehold Council Tax Band D



We are delighted to offer for sale this attractive bungalow, ideally positioned in the highly desirable area of South Ferring, just a short stroll from the seafront.

The accommodation comprises glazed porch leading into entrance hall with original floorboards, spacious kitchen fitted with a range of base and eye level units and enjoying pleasant views over the rear garden.

There are two well proportioned bedrooms, one of which is bay fronted and benefits from fitted wardrobes. Bedroom two provides access to a converted section of the garage, currently used as a hobbies room or dressing area, which could easily be reverted to a full garage by removing the stud wall if desired, subject to the necessary planning consents.

The property further offers a bright and spacious living room leading through to a conservatory, along with a family bathroom.

Externally, the front of the property features a lawned garden with attractive planting, a block paved driveway, garage store with an up and over door. To the rear is a south facing garden, mainly laid to lawn, with mature shrubs and borders, as well as a patio seating area, ideal for outdoor relaxation.

While the property would benefit from modernisation, it offers generous accommodation and excellent potential to create a beautiful home in a sought after coastal location.

Located on Somerset Road, the property enjoys a convenient and highly sought after position just a short stroll from the village shops, cafés, and the beach. The area is well served by the Compass bus route, offering regular services and easy access to the town centre and surrounding areas. For commuters, Goring-by-Sea mainline railway station is close at hand, providing direct connections along the coast and to London.

### Glazed Entrance Porch

### Entrance Hall With Original Flooring





Separate W/C

Shower Room

Spacious Fitted Kitchen With Sliding Door  
14'9 x 7'7 (4.50m x 2.31m)

Bay Fronted Bedroom One With Fitted Wardrobes  
14'7 x 10'7 (4.45m x 3.23m)

Bedroom Two  
10'3 x 9'7 (3.12m x 2.92m)

Hobbies/Dressing Room  
9'1 x 8'4 (2.77m x 2.54m)

Conservatory  
10'3 x 10'6 (3.12m x 3.20m)

Garage Store



## 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

