



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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35 Glenbarrie Way

Ferring, Worthing, BN12 6PY

Guide price £375,000

Freehold Council Tax Band C



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We are delighted to bring to the market this superb CHAIN FREE family home, ideally positioned within a short distance of Ferring's popular village shops and local amenities.

The accommodation comprises entrance hall, ground floor shower room, modern fitted kitchen/breakfast room featuring a range of base and eye level units alongside integrated appliances. There is a spacious lounge/diner with French doors opening onto the garden and a useful storage cupboard.

To the first floor, there are three double bedrooms and a stylish family bathroom with white suite.

Externally, the front of the property benefits from a large block paved driveway providing off road parking for several vehicles. To the rear, there is a privately enclosed south facing garden, predominantly laid to lawn with a patio seating area.

Further benefits include gas fired central heating, double glazing and is presented in good decorative order throughout.

Situated to the North of Ferring in Glenbarrie Way. Access to surrounding areas is via a regular local bus service. Ferring is a quiet and popular seaside village with two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre and a mainline railway station. In the village centre there is a doctor's surgery, dentist, library, village hall and Co-op store.

Entrance Hall  
16'4 x 4'1 (4.98m x 1.24m)

Ground Floor Shower Room





Modern Fitted Kitchen/Breakfast Room  
12'7 x 10'5 (3.84m x 3.18m)

L shaped Lounge/Diner  
20'6 x 15'5 narrowing to 10'3  
(6.25m x 4.70m narrowing to 3.12m)

Stairs To First Floor with access to loft space

Bedroom One  
14'8 x 10'3 (4.47m x 3.12m)

Bedroom Two  
12'6 x 10'3 (3.81m x 3.12m)

Bedroom Three  
10'5 x 9'8 (3.18m x 2.95m)

Bathroom With White Suite  
9'8 x 7'2 (2.95m x 2.18m)

Ample off road parking

Feature rear garden



## 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

